

Prepared by:  
Cindy Beschler, an employee of  
Express Title Services of Citrus, Inc.,  
2704 W. Woodview Lane  
Lecanto, Florida 34461

RECORD & RETURN TO:  
GRANTEE

Consideration: \$420,000.00  
File Number: 23-0735

## General Warranty Deed

Made this December 15, 2023 A.D. By

**Kevin A. Weigeshoff and Eric R. Weigeshoff and Tyler B. Weigeshoff**, 1285 N. Carney Ave, Lecanto, Florida 34461, hereinafter called the grantor, to **Wayne E. Holdren and Sharren Tastet Holdren**, husband and wife, whose post office address is: 618 N. Brighton Road, Lecanto, Florida 34461, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 35, Block B, KENSINGTON ESTATES UNIT ONE, according to the plat thereof recorded in Plat Book 11, Pages 59 to 64, inclusive, Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor(s) nor contiguous to the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon or adjacent to said land.

Parcel ID Number: **19E18S310010 000B0 0350**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

Prepared by:  
Cindy Bescher, an employee of  
Express Title Services of Citrus, Inc.,  
2704 W. Woodview Lane  
Lecanto, Florida 34461

RECORD & RETURN TO:  
GRANTEE

Consideration: \$420,000.00  
File Number: 23-0735

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness #1 Sign: Cindy Bescher  
Witness Printed Name: Cindy Bescher

Kevin A. Weigeshoff (Seal)  
Kevin A. Weigeshoff  
Address: 1285 N. Carney Ave, Lecanto, Florida 34461

Witness #2 Sign: Kristin L. Clause  
Witness Printed Name: Kristin L. Clause

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ☐ ) online notarization this 15th day of December, 2023, by Kevin A. Weigeshoff, who is/are personally known to me or who has produced F.D.O.L. as identification.

AFFIX NOTARY SEAL:



Cindy Bescher  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Prepared by:  
Cindy Bescher, an employee of  
Express Title Services of Citrus, Inc.,  
2704 W. Woodview Lane  
Lecanto, Florida 34461

RECORD & RETURN TO:  
GRANTEE

Consideration: \$420,000.00  
File Number: 23-0735

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness #1 Sign: \_\_\_\_\_

Witness Printed Name

Pascal Vohradnik

Eric R. Weigeshoff

Address: 74 Marakill Ln., New Paltz, New York 12561

(Seal)

Witness #2 Sign: \_\_\_\_\_

Witness Printed Name

Christine Palumbo  
Christine Palumbo

State of NY

County of

Ulster

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 14  
day of December, 2023, by Eric R. Weigeshoff who is/are personally known to me or who has produced drivers license  
as identification.

AFFIX NOTARY SEAL:

Christine Palumbo  
Notary Public  
Print Name: Christine Palumbo  
My Commission Expires: 6-14-2026

CHRISTINE PALUMBO  
Notary Public State of New York  
Registration No. 01PA4967798  
Qualified in Ulster County  
Commission Expires June 4, 2026

Prepared by:  
Cindy Bescher, an employee of  
Express Title Services of Citrus, Inc.,  
2704 W. Woodview Lane  
Lecanto, Florida 34461

RECORD & RETURN TO:  
GRANTEE

Consideration: \$420,000.00  
File Number: 23-0735

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Sign: [Signature]  
Witness Printed Name WENSTON H. CARSON

[Signature] (Seal)  
Tyler B. Weigeshoff  
Address: 1285 N. Carney Ave, Lecanto, Florida 34461

Witness #2 Sign: [Signature]  
Witness Printed Name Colton Barnes

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 14<sup>th</sup>  
day of December, 2023, by Tyler B. Weigeshoff, who is/are personally known to me or who has produced \_\_\_\_\_  
as identification.

AFFIX NOTARY SEAL:

[Signature]  
Notary Public  
Print Name: Raymond K. Brown  
My Commission Expires: March 17, 2025

