



Prepared by and Return to:
Donna Saltmarsh, an employee of
First International Title
213 Courthouse Square
Inverness, FL 34450

File No.: 214859.2-51

WARRANTY DEED

This indenture made on **December 29, 2023** by **J. Kendall Pearce a/k/a John K. Pearce and Richard Lawrence Papiernik and Elizabeth Ebersole and David E. Smith**, whose address is: 40 Laynes View Dr., Murphy, NC 28906 hereinafter called the "grantor", to **Drew LoBianco and Shellie LoBianco, husband and wife**, whose address is: 10757 E. Carr Lane, Inverness, FL 34450, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 9, COLONY ESTATES, according to the Plat thereof, recorded in Plat Book 3, Page(s) 45 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1794544

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

J. Kendall Pearce
a/k/a John K. Pearce
J. Kendall Pearce a/k/a John K. Pearce

Signed, sealed and delivered in our presence:

Karma Patterson
1st Witness Signature

Print Name: Karma Patterson

Address: 139 Peachtree St.

Suite 4, Murphy

State of North Carolina

County of Cherokee

Leah Kneek
2nd Witness Signature

Print Name: Leah Kneek

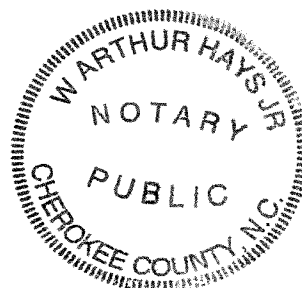
Address: 139 Peachtree St. Ste 4

Murphy NC 28906

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or () online notarization on December 11, 2023, by **J. Kendall Pearce a/k/a John K. Pearce**, who () is/are personally known to me or who (✓) produced a valid North Carolina Drivers License as identification.

W. Arthur Hays, Jr.
Notary Public Signature
Printed Name: W. Arthur Hays, Jr.
My Commission Expires: August 4, 2026

(NOTARY SEAL)



In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.



Richard Lawrence Papiernik

Signed, sealed and delivered in our presence:

~~Michele Hess~~ ^{Michele Hess}

1st Witness Signature

SMH

2nd Witness Signature

~~Jo A. Naccarato~~

Print Name:

michele Hess

Print Name:

Jo A. Naccarato

Address:

6483 Carlisle Pike Ste 104

Address:

6483 Carlisle Pike, Ste 104

Mechanicsburg, PA

Mechanicsburg, PA 17050

State of

Pennsylvania 17050

County of

Cumberland

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on December 26, 2023 by Richard Lawrence Papiernik, who () is/are personally known to me or who (X) produced a valid PA Driver's License as identification.

Sara M. Harless

Notary Public Signature

Printed Name:

Sara M. Harless

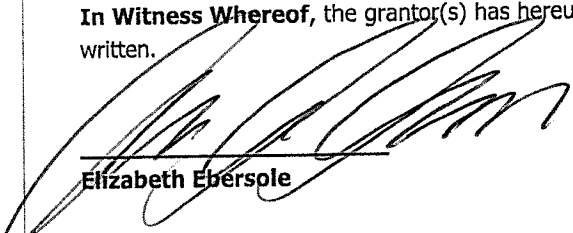
My Commission Expires:

08/23/2026

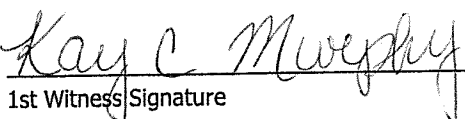
(NOTARY SEAL)

Commonwealth of Pennsylvania - Notary Seal
Sara M. Harless, Notary Public
Cumberland County
My commission expires August 23, 2026
Commission number 1422501
Member, Pennsylvania Association of Notaries

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Elizabeth Ebersole

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Kay C. Murphy

Address: 1206 High Street

Hanover, PA 17331

State of Pennsylvania

County of ADAMS


2nd Witness Signature

Print Name: JAMES Redmond

Address: 1206 High St

HANOVER PA 17331

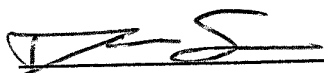
The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online
notarization on December 22nd, 2023, by **Elizabeth Ebersole**, who (☐) is/are personally known to
me or who (☒) produced a valid Drivers License as identification.


Notary Public Signature
Printed Name: Kay C. Murphy
My Commission Expires: 10-23-2027

(NOTARY SEAL)

Commonwealth of Pennsylvania – Notary Seal
Kay C. Murphy, Notary Public
Adams County
My Commission Expires October 23, 2027
Commission Number 1440294

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


David E. Smith

Signed, sealed and delivered in our presence:

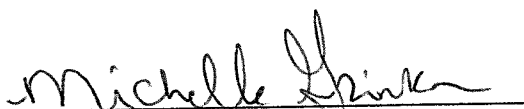

1st Witness Signature

Print Name: BRANDY LENGNING

Address: 421 CENTRAL AVE
FILLMORE, CA 93015

State of CALIFORNIA

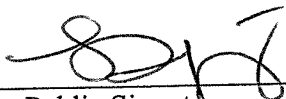
County of VENTURA


2nd Witness Signature

Print Name: Michelle Grinker

Address: 250 E. Telegraph Rd.
#116 Fillmore, CA 93015

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online notarization on 20-DECEMBER-2023, by **David E. Smith**, who () is/are personally known to me or who ☒ produced a valid CA ID CARD as identification.


Notary Public Signature
Printed Name: BRANDY LENGNING
My Commission Expires: MAY 21, 2027

(NOTARY SEAL)

