Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller

#2023074225 BK: 3434 PG: 1675 12/28/2023 11:50 AM 1 Receipt: 2023065092

RECORDING \$44.00 INDEX \$3.00 D DOCTAX PD \$210.00



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.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller #2023074225 BK: 3434 PG: 1676 12/28/2023 11:50 AM 2 Receipt: 2023065092

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In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above J. Kendali Pearce a/k/a John K. Pearce Signed, sealed and delivered in our presence: 1st Witness Signature Print Name: Karma The Foregoing Instrument Was Acknowledged before me by means of (\checkmark) 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 Privers Liceuse as identification. Notary Public Signature
Printed Name Printed Name: W. Arthur Hays, Lr. My Commission Expires: August 4, 2026 (NOTARY SEAL)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller #2023074225 BK: 3434 PG: 1677 12/28/2023 11:50 AM 3 Receipt: 2023065092 RECORDING \$44.00 INDEX \$3.00 D DOCTAX PD \$210.00

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

Print Name: Michele Hess

Print Name: Jo A. Naccarato

Address: 6483 Carlisle Pike Steadorss: 6483 Carlisle Pike, Ste 104

Mechanics burg, PA

State of Pennsylvania 7050

County of Cumber land

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 SLicense as identification.

Notary Public Signature
Printed Name: Sava M. Harles
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 Elizabeth Ebersole Signed, sealed and delivered in our presence: 2nd Witness Signature Print Name: TAMLS State of <u>Pennsulvania</u> County of <u>ADAMS</u> The Foregoing Instrument Was Acknowledged before me by means of (\checkmark) physical presence or ($$) online , by Elizabeth Ebersole, who () is/are personally known to 1 C CMSC _____ as identification. me or who (V) produced a valid _ Notary Public Signature (NOTARY SEAL) Printed Name: May C Murphy My Commission Expires: 10-23-2021

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller

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Commonwealth of Pennsylvania – Notary Seal Kay C. Murphy, Notary Public Adams County My Commission Expires October 23, 2027 Commission Number 1440294 Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller #2023074225 BK: 3434 PG: 1679 12/28/2023 11:50 AM 5 Receipt: 2023065092

RECORDING \$44.00 INDEX \$3.00 D DOCTAX PD \$210.00

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:
2nd Witness Signature 2nd Witness Signature
1st withess signature v
Print Name: BRANDY LENGUING Print Name: Michelle Grinker
Address: 421 CENTRAL AVE Address: 250 E. Telegraph Rd.
FILMORE, CA 93015 #16 FILMORE, (A.93015
State of CAUFORNIA
County of VENTURA
The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online
notarization on 20-DECEMBER-7023, by David E. Smith, who () is/are personally known to me
or who produced a valid <u>CA ID CAPD</u> as identification.
Notary Public Signature Printed Name: BRANDY LENGNING (NOTARY SEAL) My Commission Expires: MAY 21, 2027
BRANDY LENGNING Comm. #2445106

Ventura County Comm. Expires May 21, 2027