

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: \$679,000.00
File Number: 23-0701

General Warranty Deed

Made this December 22, 2023 A.D. By

Carmencita DeVilla, an unmarried widow and surviving spouse of Felix DeVilla, deceased, Individually and as Sole Trustee of the Felix and Carmencita DeVilla Family Trust dated December 2, 1989 and amended on May 12, 2010, 122 Fairway Dr., Newnan, Georgia 30265, hereinafter called the grantor, to Lynda R. Kish, as Trustee of the Lynda R. Kish Family Trust dated March 2, 2006, as amended and restated, whose post office address is: 311 N. Mickey Mantle Path, Hernando, Florida 34442, 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 26, Block D, HILLSIDE SOUTH, a subdivision according to the Plat thereof, as recorded in Plat Book 16, at Pages 56 through 62, Public Records of Citrus County, Florida.

Parcel ID Number: **18E18S250060 000D0 0260**

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.

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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: *Michelle A Dinsmore* *Carmencita G. deVill* (Seal)
Witness Printed Name Michelle A Dinsmore By: **Carmencita DeVilla, Individually and as Sole Trustee**
Address: 122 Fairway Dr., Newnan, Georgia 30265

Witness #2 Sign: *Joshua Whatley*
Witness Printed Name Joshua Whatley

State of GA
County of Pike

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this
22 day of December, 2023, by Carmencita DeVilla, Individually and as Sole Trustee of the Felix and Carmencita DeVilla
Family Trust dated December 2, 1989 and amended on May 12, 2010, who is/are personally known to me or who has produced
Drivers license as identification.

AFFIX NOTARY SEAL:

Michelle Hobbs
Notary Public
Print Name: Michelle Hobbs
My Commission Expires: January 17, 2026

