

After Recording Return to:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446

This Instrument Prepared by:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
17E20S36 0020 0230
File No.: 2204112

WARRANTY DEED

This Warranty Deed, Made the 31 day of JAN., 2024, by **Kevin McGonagle and Linda McGonagle, husband and wife**, whose post office address is: **315 E Effie Mae St, North Webster, IN 46555**, hereinafter called the "Grantor", to **Roy Bonneau and Rebecca Bonneau, husband and wife**, whose post office address is: **700 76th Ave N, Saint Petersburg, FL 33702**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)** 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:

Unit 23, Chassa Oaks RV Resort, a Condominium, according to the Declaration of Condominium as recorded in Official Records Book 2137, Page 1979, of the Public Records of Citrus County, Florida, and all amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Shari J Justice
Witness 1 Signature

Kevin McGonagle
Kevin McGonagle

Witness 1 Printed Name and Post Office Address:
SHARI J JUSTICE
4771 S SUNCOAST BLVD
HOMOSASSA FL 34446

Linda McGonagle
Linda McGonagle

Lindsay Gorman
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
LINDSAY GORMAN
4771 S SUNCOAST BLVD
HOMOSASSA, FL 34446

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of JAN, 2024 by **Kevin McGonagle and Linda McGonagle, husband and wife**, who has produced D.U.C as identification.

Lindsay Gorman
Notary Public Signature
Printed Name: Lindsay Gorman

My Commission Expires: _____
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)

