

**Prepared by and Return To:**

Kelley Paul  
Wollinka Wikle Title Insurance Agency, a division of  
LandCastle Title Group, LLC  
7076 W. Gulf to Lake Highway  
Crystal River, FL 34429

**Order No.:** IN322401014

APN/Parcel ID(s): 17E18S060020 000A0 0190  
Tax/Map ID(s): 2001097

**WARRANTY DEED**

THIS WARRANTY DEED dated February 9, 2024, by Margaret MacDonald, a single woman and Nila MacDonald-Park, hereinafter called the grantor, to Ray Joseph Alamo, Jr. and Sonia Lynn Alamo, husband and wife, whose post office address is 2012 Hickory Dr., Cleveland, TN 37311, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 19, Block A, Indian Woods, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 138, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Maggie Wallace  
Witness Signature

Margaret MacDonald  
Margaret MacDonald

Maggie Wallace  
Print Name

Address: 4030 London Rd  
Jacksonville, FL 32207

Address: 7824 Timberlin Park Blvd  
Jacksonville, FL 32256

Mr. Terry  
Witness Signature

Mark Terry  
Print Name

Address: 4059 London Rd.  
JAX, FL 32207

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of February, 2024, by Margaret MacDonald, to me known to be the person(s) described in or who ~~has~~ have produced FL D.L. as identification and who executed the foregoing instrument and he/~~she~~/they acknowledged that he/~~she~~/they executed the same.

[SEAL]

Maggie Wallace  
Maggie Wallace  
NOTARY PUBLIC  
My Commission Expires: 7/14/2026



**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

G. Schavlan  
Witness Signature

Nila MacDonald-Park  
Nila MacDonald-Park

Elizabeth Schavlan  
Print Name

Address: 6975 Brutus Avenue  
Dunnellon, FL 34433

Address: 11435 West Indian  
Woods Path Crystal River  
FL 34428

[Signature]  
Witness Signature

William Newson  
Print Name

Address: 11435 W. Indian Woods  
Path Crystal River FL 34428

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9 day of February, 2024, by Nila MacDonald-Park, to me known to be the person(s) described in or who has/have produced [Signature] as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[SEAL] [Signature]

