

Purchase
\$ 509,000

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, FL 34465
File No. 24-01008
Parcel No.: 2038110

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 7th day of February, 2024, by **KEITH E. BLUHM** and **ANNE MARIE BLUHM**, husband and wife, hereinafter called the Grantors, to **RANDOLPH MCGOLDRICK** and **SANDRA MCGOLDRICK**, husband and wife, whose post office address is

4028 West Alamo Drive, Beverly Hills, FL 34465, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Citrus, State of Florida, viz:

Lot 5, Block 93, PINE RIDGE UNIT ONE, a subdivision according to the plat thereof recorded at Plat Book 8, Pages 25-36, in the Public Records of Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

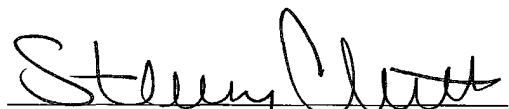
And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

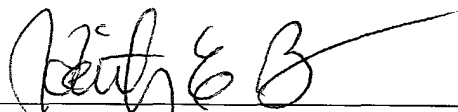

Witness Signature
Printed Name: **Hannah Riggs**

Address: 3517 N Lecanto HWY
Beverly Hills, FL 34465


Witness Signature

Printed Name: Stacey Clyatt

Address: 3517 N Lecanto HWY
Beverly Hills, FL 34465


Name: Keith E. Bluhm L.S.

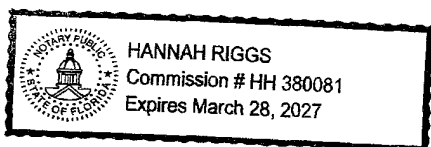
Address: 4032 W. Alamo Dr. Beverly Hills, FL
34465

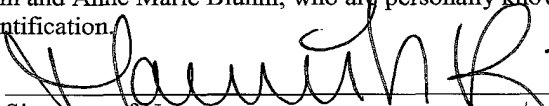

Name: Anne Marie Bluhm L.S.

Address: 4032 W. Alamo Dr. Beverly Hills, FL
34465

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 7th day of February, 2024, by Keith E. Bluhm and Anne Marie Bluhm, who are personally known to me or who
have produced DL as identification.




Signature of Notary

Printed Name:

My commission expires:

Hannah Riggs