

Prepared by and return to:
Sheryl Craig
MANATEE TITLE, LLC
2468 North Essex Avenue
Hernando, Florida 34442
24-023

General Warranty Deed

Made this February 13th, 2024 A.D. By **Praveenas Pungsuwan and Withaya Pungsuwan, husband and wife** whose post office address is: 5 South Melbourne Street, Beverly Hills, Florida 34465, hereinafter called the grantor, to **Nature Coast Affordable Housing Corp., a Florida corporation**, whose post office address is: 2609 N Forest Ridge Blvd PMB 307, 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 and No/100 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 5, Block 4, Beverly Hills Unit Number One, according to the map or plat thereof, recorded in Plat Book 3, Page(s) 149 and 150, Public Records of Citrus County, Florida.

Parcel ID Number: **18E18S110010 00040 0050**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

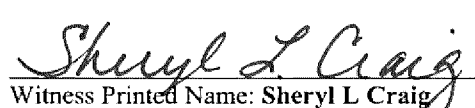
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

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:



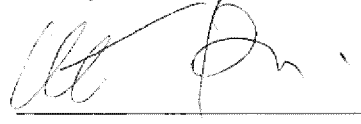
Witness Printed Name: **Sheryl L Craig**
Address: 2468 N Essex Ave
Hernando, Florida 34442



Praveenas Pungsuwan
Address: 5 South Melbourne Street
Beverly Hills, Florida 34465 (Seal)



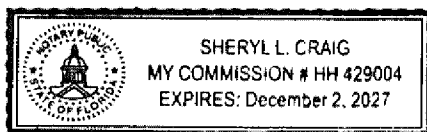
Witness Printed Name: **Nikki M Vantilburg**
Address: 2468 N Essex Ave
Hernando, Florida 34442



Withaya Pungsuwan
Address: 5 South Melbourne Street
Beverly Hills, Florida 34465 (Seal)

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence, this February 13, 2024, by Praveenas Pungsuwan and Withaya Pungsuwan, wwho has produced FL DL as identification.





Notary Public: **Sheryl L Craig**
My Commission Expires: **December 2, 2027**