

Prepared by and return to:

Dina Spann  
Magnolia Closing Co of Florida, LLC  
8015 West Grover Cleveland Boulevard  
Homosassa, FL 34446  
(352) 329-2270

File No FL-24-90008

Total Consideration: 59,900.00

Parcel Identification No 17E-17S-20-0220-00300-0080, 17E-17S-20-0220-00300-0070

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## WARRANTY DEED

This indenture made the 15<sup>th</sup> day of February, 2024 between **Cindy Lee, a married woman**, whose post office address is **9591 Northwest 70 Street, Chiefland, FL 32626**, Grantor, to **Star Blaze Drive, LLC, a Florida Limited Liability Company**, whose post office address is **3654 Northwest 82nd Drive, Hollywood, FL 33024**, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

PARCEL 1:

Lot 8, Block 30, Crystal Manor, Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 112 through 134, inclusive, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 17E-17S-20-0220-00300-0080

PARCEL 2:

Lot 7, Block 30, Crystal Manor, Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 112 through 134, inclusive, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 17E-17S-20-0220-00300-0070

This is not the homestead property of the grantor.

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

**Subject to** taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Norma Longfellow  
WITNESS Signature

Cindy Lee  
Cindy Lee

Norma Longfellow  
WITNESS Printed Name

3759 S. Centennial Avenue  
WITNESS address Homosassa, FL 34448

[Signature]  
WITNESS Signature

Dina Spann  
WITNESS Printed Name

8015 W Grover Cleveland Blvd  
Homosassa, FL 34446

WITNESS address

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of (  ) physical presence or ( ) online notarization this 13<sup>th</sup> day of February, 2024 by Cindy Lee.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: FL DL