

Prepared by and return to:  
Sheryl Craig  
MANATEE TITLE, LLC  
2468 North Essex Avenue  
Hernando, Florida 34442  
24-026

### General Warranty Deed

Made this March 12, 2024 A.D. By **Wendy Wolber, a married person**, whose post office address is: 10 Lenox Road Apt 2G, Rockville Centre, New York 11570, hereinafter called the grantor, to **Andrew T. Berrell and Richelle R. Berrell, husband and wife**, whose post office address is: 6627 Fallen Wood Lane, Rhineland, Wisconsin, 54501, 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 43, Block B, WOODVIEW VILLAS III, as per plat thereof, recorded in Plat Book 17, Pages 70 and 71, of the Public Records of Citrus County, Florida.

Parcel ID Number: **18E18S250210 000B0 0430**

**The land described herein is not the homestead of the grantor, and neither the grantor nor the grantor spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.**

**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:*

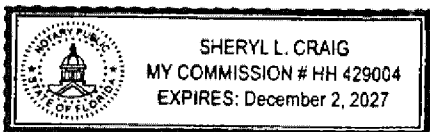
Sheryl L. Craig  
Witness Printed Name: Sheryl L Craig  
Address: 2468 N Essex Avenue  
Hernando, Florida 34442

Wendy Wolber (Seal)  
**Wendy Wolber**  
Address: 10 Lenox Road Apt 2G  
Rockville Centre, New York 11570

Debra Ann Currie  
Witness Printed Name: Debra Ann Currie  
Address: 2468 N Essex Avenue  
Hernando, Florida 34442

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this March 12, 2024, by Wendy Wolber, who has produced NY DL as identification.



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