

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No. 24-02-3649

WARRANTY DEED

This indenture made on A.D. April 4th, 2024, by

Vasile Sbengheci and Valeria Sbengheci, husband and wife

whose address is: 1028 Chester Glen Ct., Myrtle Beach, SC 29579
hereinafter called the "grantor", to

Thomas J. Vollmer and Lori Ann Cecil Vollmer, husband and wife

whose address is: 7 Woodlee Court N., Homosassa, FL 34446
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten 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, FL, to-wit:

Lot 48 and the North 1/2 of Lot 47, Block E, SOUTHERN WOODS AT SUGARMILL WOODS PHASE IIB, according to the plat thereof as recorded in Plat Book 17, Page(s) 1 and 2, of the Public Records of Citrus County, Florida.

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of **2023**.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Danielle Smalley
Witness Signature

Danielle Smallridge
Printed Name

Vasile Sbengheci
Seller: Vasile Sbengheci

Valeria Sbengheci
Seller: Valeria Sbengheci

7751 S. Suncoast Blvd., Homosassa, FL 34446
Address of Witness #1

Lorie Graham
Witness Signature
Lorie Graham

Printed Name
7751 S. Suncoast Blvd. Homosassa, FL 34446

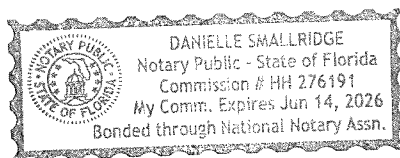
Address of Witness #2

State of FL

County of Citrus

Sworn To, Subscribed and Acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 4th day of April, 2024, by **Vasile Sbengheci and Valeria Sbengheci, husband and wife**, who are personally known to me or who have produced FL Drivers licenses as identification.

SEAL



Danielle Smalley
Notary Public
Notary Print Name Danielle Smallridge
My Commission Expires: _____