

Prepared by:  
TitleTeam c/o Jennifer Petrozziello  
300 S. Orange Ave., Suite 1000  
Orlando, FL 32801  
Phone: (407) 591-3726  
File: 2024-7310  
Property: 4 Grass Street  
Doc Stamps based on \$21,500.00

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## Warranty Deed

Made this 2nd day of April, 2024, by **Excene Doharty, a married woman** hereinafter called the Grantor, to **Linh Bahnsen, a married woman**, whose mailing address is **1517 Club Circle, Lakeshore, FL 33854**, 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 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 2, Block B-234, SUGARMILL WOODS, OAK VILLAGE, according to the per plat thereof as recorded in Plat Book 9, Page(s) 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87A, Public Records of Citrus County, Florida.**

**Parcel Number: 18E20S130020 02340 0020**

**\*Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.**

**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.

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Signed, sealed and delivered in our presence:

[Signature]  
Witness  
Printed Name: Carolyn Cruz  
Address: 378 NE 36 Ter  
Homestead, FL 33033

[Signature] (Seal)  
Excene Doharty  
Address: 600 SE 37th Place, Homestead, FL 33033

[Signature]  
Witness  
Printed Name: Jennifer Franca  
Address: 1519 SE 20th Pl Homestead  
FL 33035

State of FLORIDA : County of MIAMI-DADE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 2nd day of April, 2024, by Excene Doharty, who is/are personally known to me or who has/have produced valid state or federal issued photo identification.

Notary Signature: [Signature]  
Notary Printed Name: Carolyn Cruz  
My Commission Expires: 8-9-25

(SEAL)

