

This instrument prepared by  
and after recording return to:

Karen S. Keaton, Esquire  
Gulf Beaches Law, P.A.  
Post Office Box 1139  
St. Petersburg, Florida 33731-1139

17E19S320010 01410 0010  
Property Appraiser's Parcel  
Identification Number(s)

### WARRANTY DEED

THIS WARRANTY DEED is made this 19<sup>th</sup> day of March, 2024, by **LeAnn LaBelle, an un-remarried widow**, whose address is 10140 W. Main Street, Homosassa, Florida 34448, (herein "Grantor"), and **LeAnn J. Otheim, now known as, LeAnn J. LaBelle, as Trustee, of the LEANN J. OTHEIM TRUST, U/A/D December 19, 2013**, and any amendments thereto, with full power and authority to lease, mortgage and convey, and further for the use, benefit and occupancy of LeAnn J. LaBelle, whose address is 10140 W. Main Street, Homosassa, Florida 34448, (herein "Grantee").

GRANTOR, in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Citrus, State of Florida:

Lots 1 and 2, in Block 141, TOWN OF HOMOSASSA, commonly known as the "Old Map", according to the plat thereof as recorded in Plat Book 1, page 6, Public Records of Citrus County, Florida.

and

Lot 12, Block 141, of TOWN PLAT OF HOMOSASSA, according to the map or plat thereof as recorded in Plat Book 1, page 6, Public Records of Citrus County, Florida.

Grantor hereby retains a life estate herein.

TOGETHER WITH all of the restrictions, easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. The Grantee herein and their successors have full power and authority to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party, pursuant to Florida Statute

689.071. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

This is a transfer for estate planning purposes. There is no change in beneficial ownership of the property. There is no new consideration for this deed.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed on the date first above written.

WITNESSES:

Amy M. Sterlicchi

Amy M. Sterlicchi, Witness  
2816 Beach Boulevard South  
St. Petersburg, Florida 33707

Presence: Physical X Online \_\_\_\_\_

Karen S. Keaton

Karen S. Keaton, Witness  
2816 Beach Boulevard South  
St. Petersburg, Florida 33707

Presence: Physical X Online \_\_\_\_\_

GRANTOR:

LeAnn LaBelle

LeAnn LaBelle  
10140 W. Main Street  
Homosassa, Florida 34448

STATE OF FLORIDA        )  
COUNTY OF PINELLAS    )

The foregoing instrument was acknowledged before me on this 19<sup>th</sup> day of March, 2024, by LeAnn LaBelle.

Physical Presence: X \_\_\_\_\_

Remote Notarization: \_\_\_\_\_

Personally Known: \_\_\_\_\_ X \_\_\_\_\_

Produced Identification: \_\_\_\_\_

Type of Identification: \_\_\_\_\_

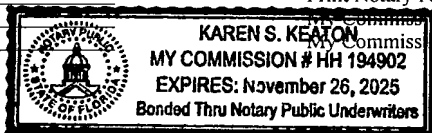
Karen S. Keaton

Notary Public--State of Florida

Print Notary Name: Karen S. Keaton

Commission Number is: HH 194902

Commission Expires: November 26, 2025



**MINIMAL DOCUMENTARY STAMP TAX IS DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

*This instrument has been prepared solely from the information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes may have been calculated.*