

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**Dawn Martone**  
**American Title Services of Citrus Co. Inc.**  
**2230 Highway 44 West**  
**Inverness, FL 34453**  
Property Appraisers Parcel I.D. No: **21E-20S-06-0020-00080-0070**

\_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED,**

made the 17 day of April, 2024 by **John Robert Sinton**, herein called the grantor, to **Caleb Davenport and Abygale Gerlach**, as Joint Tenants with Full Rights of Survivorship whose post office address is 10424 E. Gobbler Drive, Floral City, FL 34436, hereinafter called the Grantees:

*(Wherever used herein the terms "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 **\$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, State of Florida, viz.:

**Lot 7, Block 8, of With-La-Popka Islands, Unit No. 2, according to the Plat thereof, recorded in Plat Book 3, Page(s) 128, of the Public Records of Citrus County, Florida.**

**Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.**

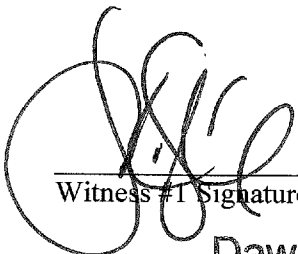
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

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

**AND**, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 incurred by the Grantors, except taxes for the current year and all subsequent years.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

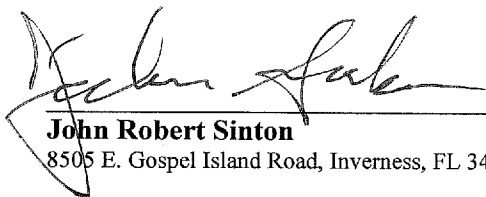
Signed, sealed and delivered in the presence of:



Witness #1 Signature

**Dawn Martone**

Witness #1 Printed Name



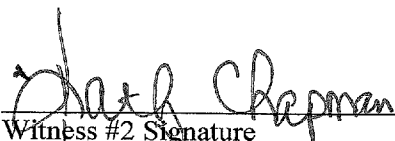
**John Robert Sinton**

8505 E. Gospel Island Road, Inverness, FL 34450

Witness #1 Post Office Address (Street)

**2230 Hwy 44 W Inverness Fl 34453**

Witness #1 Post Office Address (City, State, Zip)



Witness #2 Signature

**Cathy Chapman**

Witness #2 Printed Name

8505 E. Gospel Island Road, Inverness, FL 34450

**311 W. Main St**

Witness #2 Post Office Address (Street)

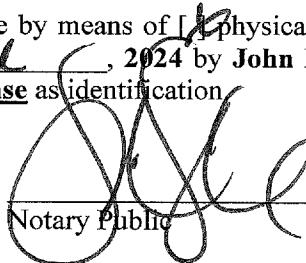
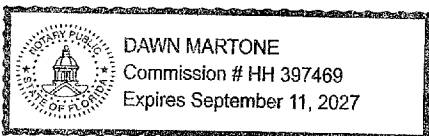
**INVERNESS FL 34450**

Witness #2 Post Office Address (City, State, Zip)

**STATE OF FLORIDA  
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 17 day of April, 2024 by **John Robert Sinton** who is personally known to me or has produced Driver's License as identification

**SEAL**



Notary Public

My commission expires:

Printed Notary Name