

Prepared by and return to:

Michele Pierce
Magnolia Closing Co of Florida, LLC
8015 West Grover Cleveland Boulevard
Homosassa, FL 34446
(352) 329-2270

File No FL-24-90041

Total Consideration: 495,000.00

Parcel Identification No 18E-17S-32-0010-00850-0030

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WARRANTY DEED

This indenture made the 24 day of April, 2024 between **Fielding Co., LLC, a Florida Limited Liability Company**, whose post office address is **5137 N. Persimmon Drive, Beverly Hills, FL 34465**, Grantor, to **Janice B. Johnston, a widow**, whose post office address is **7500 North Helsinki Point, Dunnellon, FL 34433**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 3, Block 85, Pine Ridge, Unit One, a subdivision, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 25 through 36, inclusive, of the Public Records of Citrus County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully 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.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Angela K Luce
WITNESS Signature

Angela K Luce
WITNESS Printed Name

8015 W Grover Cleveland Blvd
Homosassa, FL 34446

WITNESS address

J.T. Luce
WITNESS Signature

J.T. LUCE
WITNESS Printed Name

8015 W Grover Cleveland Blvd
Homosassa, FL 34446
WITNESS address

Fielding Co., LLC, a Florida Limited Liability Company

By: Joseph S. Fielding
Joseph S. Fielding, Manager

By: Kathryn A. Fielding
Kathryn A. Fielding, Manager

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 23RD day of April, 2024 by Joseph S. Fielding and Kathryn A. Fielding, Managers of Fielding Co., LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Angela K Luce
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: X

OR Produced Identification: _____

Type of Identification Produced: FLDL

