

Prepared by: Pam Velikova  
Metro Title Group, LLC  
2295 S Hiwassee Rd, Suite 413  
Orlando, Florida 32835

File Number: 24-139

## General Warranty Deed

Made this April 22, 2024 A.D. By **Mohaniall Annan and Kawla Patie Annan**, husband and wife whose address is: 4624 Canna Drive, Orlando, Florida 32839, hereinafter called the grantor, to **Ryan Ganness**, an unmarried man whose post office address is: 1512 Queensway Road, Orlando, Florida 32808, 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:

**Lots 17, 18, 19, & 20, Block 99, INVERNESS HIGHLANDS, UNIT 3, according to the map or plat thereof as recorded in Plat Book 2, Page 103, Public Records of Citrus County, Florida,**

more commonly known as **3798 E. Walker Street, Inverness, Florida 34453**

Parcel ID Number: **02-19S-19E-0030-00990-0170**

**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.

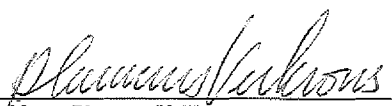
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

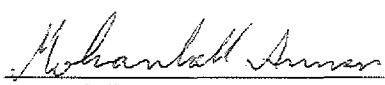
Prepared by: Pam Velikova  
Metro Title Group, LLC  
2295 S Hiawassee Rd, Suite 413  
Orlando, Florida 32835


File Number: 24-139


**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Name: **Plamena Velikova**  
Address: 2295 S. Hiawassee Road # 413, Orlando FL 32835

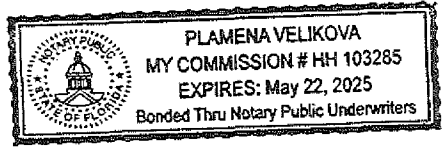
  
\_\_\_\_\_  
**Mohanlall Annan** (Seal)  
Address: 4624 Canna Drive, Orlando, Florida 32839

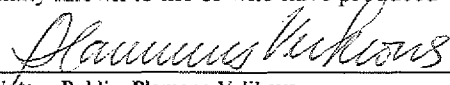
  
\_\_\_\_\_  
Witness Name: **Lizell Torrellas Perez**  
Address: 2295 S. Hiawassee Road # 413, Orlando FL 32835

  
\_\_\_\_\_  
**Kawla Patie Annan** (Seal)  
Address: 4624 Canna Drive, Orlando, Florida 32839

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 22nd day of April, 2024, by Mohanlall Annan and Kawla Patie Annan, who are personally known to me or who have produced Florida Driver License and Florida ID card as identification.



  
\_\_\_\_\_  
Notary Public: **Plamena Velikova**  
My Commission Expires: May 22, 2025