

Prepared by/ Return to:
Brenda L. Nicolosi
Magnolia Title Company
924 Hale Avenue, Brooksville, FL 34601
60800045

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 18E-20S-13-0010-01230-0420

WARRANTY DEED

This Warranty Deed Made the 22nd day of May, 2024, by Eugene Koczur, a single man, hereinafter called the grantor, whose post office address is: 38 Greentree Street, Homosassa, FL 34446 to James Dumais and Wendy Dumais, husband and wife, whose post office address is: 271 Deering Center Road, Deering, NH 03244, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$25,000.00 (TWENTY FIVE THOUSAND AND 00/100) 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 42, Block B-123, SUGARMILL WOODS CYPRESS VILLAGE, according to plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

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), nor any members of the household of the grantor(s) reside thereon.

Said Property is Vacant Land.

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, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness 1 Signature: [Signature]
Printed Name: Donna Stefan
Post Office Address: 7088 Spring Hill Dr
Spring Hill FL 34606

Eugen Koczur by Alfred J. Papino *attorney in fact*
Eugene Koczur by Alfred J. Papino his Attorney-in-Fact


Witness 2 Signature: [Signature]
Printed Name: Brenda L. Nicolosi
Post Office Address: 924 Hale Ave
Brooksville FL 34601

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of May, 2024 by Alfred J. Papino as Attorney-In-Fact for Eugene Koczur, who has/have produced FL Drivers Lic. as identification.

[Signature] My Commission Expires: 02-17-2027
Notary Public Signature Printed Name: Brenda L. Nicolosi (SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)

 BRENDA L. NICOLosi
Commission # HH 350695
Expires February 17, 2027