

Prepared by and return to:

Kerrie A. Frick, an employee of  
BAXTER TITLE, an R&S FASTER CLOSINGS COMPANY  
4067 N. Lecanto Hwy, Beverly Hills, FL 34465  
File Number: 3893-24-05-P

Property Appraiser's ID #: 18E20S130010 00690 0050

**WARRANTY DEED**

This Warranty Deed is executed this 29 day of May, 2024, by Kiera Danae McDougall, a married woman ("Grantor") whose post office address is 14 Witch Hazel Court, Homosassa, FL 34446, to 14 Witch Hazel Court, Homosassa, Florida Trust ("Grantee") whose post office address is 18991 SE 48<sup>th</sup> Terrace, Inglis, FL 34449.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10.00 (TEN AND 00/100 DOLLARS) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 5, Block 69, Cypress Village, Sugarmill Woods, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 86 through 150, inclusive, Plat Book 11, Pages 1 through 16 amended in Plat Book 9, Page 87A, of the Public Records of Citrus County, Florida.

**THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR RESIDENCE OF THE GRANTOR NOR IS IT CONTIGUOUS THERETO.**

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

*[signature page to follow]*

Signed, sealed and delivered as to all Grantors in the presence of the following witnesses:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]  
Signature of Witness 1

[Signature]  
Kiera Danae McDougall

KERRIE A. FRICK  
Print Name of Witness 1

Witness 1 Address:  
4067 N. LECANTO HWY.  
BEVERLY HILLS, FL 34465

[Signature]  
Signature of Witness 2

Shirley A. Cain  
Print Name of Witness 2

Witness 2 Address:  
4067 N Lecanto Hwy  
Beverly Hills FL 34465

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 29 day of May, 2024, by Kiera Danae McDougall.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



KERRIE A. FRICK  
Commission # HH 394555  
Expires August 21, 2027

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification: FL D.L.  
Produced: \_\_\_\_\_