

Prepared by and return to:

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

File No FL-24-90057

Total Consideration: 550,000.00

Parcel Identification No 17E-20S-08-0020-0010

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WARRANTY DEED

This indenture made the 31 day of May, 2024 between **Matthew Steven Bisset, an unmarried person**, whose post office address is **674 51st Avenue North, St. Petersburg, FL 33703**, Grantor, to **Grosvenor Merle-Smith and Rosemarie Merle-Smith, husband and wife**, whose post office address is **2701 Poindexter Road, Louisa, VA 23093**, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 1, of HOMOSASSA HIDEAWAY UNIT NO. 1, according to the Plat thereof, as recorded in Plat Book 5, Page 3, 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 Grantees 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:

Ashley Rivet

Signed with Stavvy

WITNESS Signature

Ashley Rivet

WITNESS Printed Name

135 S Cory Drive Edgewater, FL 32141

WITNESS address

Ryan Pointdujour

Signed with Stavvy

WITNESS Signature

Ryan Pointdujour

WITNESS Printed Name

7484 NW 4th Blvd, Gainesville, FL 32607

WITNESS address

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this ²⁹ day of MAY, 2024, by Matthew Steven Bisset.

Ashley Rivet

Signed with Stavvy

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: VALID ID

ASHLEY RIVET

Notary Public State Of Florida

Commission Number HH 103596

My Commission Expires March 11, 2025

Notarized remotely via audio/video communication using Stavvy