

PREPARED BY & RETURN TO:
RYAN B. FINCK
THE FINCK LAW GROUP, P.A.
4040 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606
(352) 398-1061
FILE NO: 2024-124/WT/CLC
TAX PARCEL #18E18S250190 000A0 0100

WARRANTY DEED

THIS INDENTURE, executed this 3rd day of June, 2024, between JOHN VAN LEEUWEN c/k/a JOHN VAN LEEUWEN, III and LORI ANN VAN LEEUWEN c/k/a LORI ANN VAN LEEUWEN, husband and wife, whose address is 991 W. Sun Valley Ct., Hernando, FL 34442, as GRANTOR*, and JOHN VAN LEEUWEN, III AND LORI A. VAN LEEUWEN AS TRUSTEES OF "THE VAN LEEUWEN FAMILY TRUST DATED June 3rd, 2024", "with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property as described below", whose address is 991 W. Sun Valley Ct., Hernando, FL 34442, as GRANTEE*.

WITNESSETH: that said grantor, for and in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, 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 COUNTY, FLORIDA, to-wit:

LOT 10, BLOCK A, SKYVIEW VILLAS II (A REPLAT), AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 44 THROUGH 45, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record. Subject to taxes and assessments for the year 2024 and thereafter.

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 rights and lawful authority to sell and convey said land, and hereby 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.

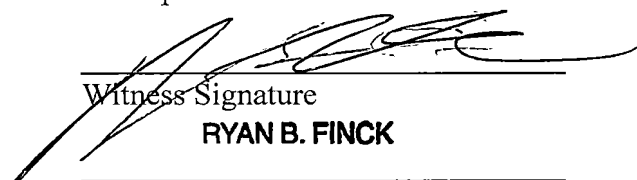
With the written acceptance by Successor Trustee recorded among the public records of the county where the real property described above is located, together with evidence of TRUSTEE'S death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid trust have been complied with. Evidence of a Trustee's death shall consist of a certified copy of said Trustee's death certificate. Evidence of a Trustee's disability shall consist of a licensed physician's affidavit establishing that said Trustee is incapable of performing his/her duties as Trustee of the aforesaid Trust. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by the said Trustee. The Successor Trustee shall have the same powers granted to the original Trustee, as set forth above.

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

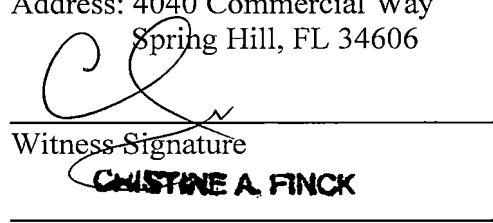
The Settlor of the above-mentioned Trust shall be entitled to the use and occupancy of all real property transferred to the Trust; said Settlor retains the possessory rights to all such property (including any homestead property), and Settlor shall retain all beneficial interest in all such real property for the balance of Settlor's life, such interest being hereby declared to be "equitable title to real estate" as that term is employed in S.6, Art. VII of the State Constitution and pursuant to Florida Statutes 196.041(2) or successor statute for the purposes of qualifying for homestead tax exemption; along with any and all other exemptions permitted by law.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

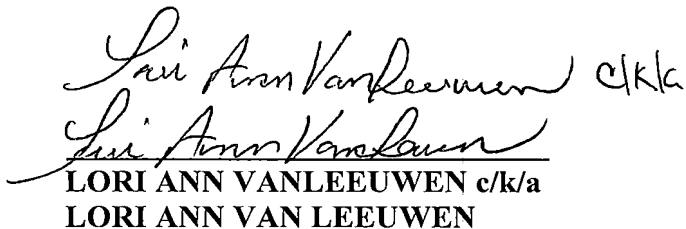

Witness Signature
RYAN B. FINCK

Witness Printed Name
Address: 4040 Commercial Way
Spring Hill, FL 34606


Witness Signature
CHRISTINE A. FINCK

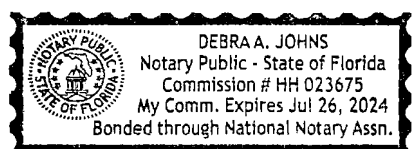
Witness Printed Name
Address: 4040 Commercial Way
Spring Hill, FL 34606

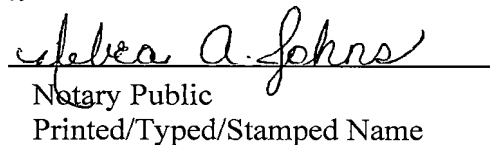

c/k/a
**JOHN VANLEEUVEN c/k/a
JOHN VAN LEEUVEN, III**


c/k/a
**LORI ANN VANLEEUVEN c/k/a
LORI ANN VAN LEEUVEN**

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me that **JOHN VANLEEUVEN c/k/a JOHN VAN LEEUVEN, III** and **LORI ANN VANLEEUVEN c/k/a LORI ANN VAN LEEUVEN** executed the same by means of physical presence or online notarization, who produced Florida License as identification, and who did take an oath on this 3rd day of June, 2024.




Notary Public
Printed/Typed/Stamped Name

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.