

Prepared by:  
Jennifer C. Duca  
Citrus Title Company, LLC  
108 W Highland Blvd  
Inverness, Florida 34452  
Consideration: **\$400,000.00**  
File Number: 24-073833

## General Warranty Deed

Made this July 11, 2024 A.D. By **Allen D. Stanage, Jr and Kelly L. Maguire, husband and wife**, whose post office address is:  
8715 N Paradisca Dr, Citrus Springs, FL 34433, hereinafter called  
the grantor, to **Robert DuBose and Christina DuBose, husband and wife**, whose post office address is:  
8394 S Bluff Point, Floral City, FL 34436, 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:

ALL OF THE N 1/2 OF THE N 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 20 EAST, LESS AND EXCEPT THE WEST 396 FEET THEREOF; SUBJECT TO A 5 FOOT UTILITY EASEMENT ON THE WEST AND SOUTH SIDES; SUBJECT TO A 25 FOOT ROAD RIGHT-OF-WAY ON THE EAST SIDE.

**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.

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**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 #1 Signature: *Susan Duca*

*Allen D. Stange, Jr* (Seal)  
Allen D. Stange, Jr

Witness #1 Printed Name: **Susan Duca**

Witness #1 Address: 108 W. Highland Blvd.  
Inverness, FL 34452

Witness #2 Signature: *Jennifer C. Duca*

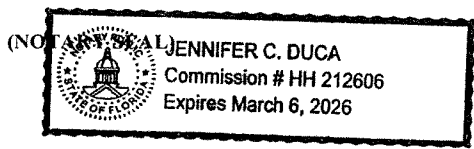
*Kelly L. Maguire* (Seal)  
Kelly L. Maguire

Witness #2 Printed Name: **Jennifer C. Duca**

Witness #2 Address: 108 W. Highland Blvd.  
Inverness, FL 34452

State of FL  
County of Citrus

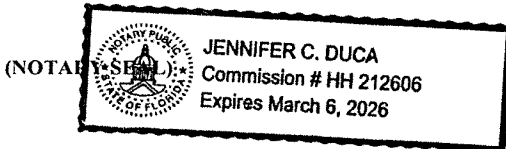
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 12 day of July, 2024, by Allen D. Stange, Jr, a married man, who is/are personally known to me or who has produced FLDL as identification.



Notary Public Signature: *Jennifer C. Duca*  
Notary Printed Name: **Jennifer C. Duca**  
My Commission Expires: \_\_\_\_\_

State of FL  
County of Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 11 day of July, 2024, by Kelly L. Maguire, a married woman, who is/are personally known to me or who has produced FLDL as identification.



Notary Public Signature: *Jennifer C. Duca*  
Notary Printed Name: **Jennifer C. Duca**  
My Commission Expires: \_\_\_\_\_