

PREPARED BY:  
Heather S. Maltby, Esq  
E.P.P.G. Law of St. Johns  
200 Malaga St., Suite 2  
St. Augustine, FL 32084

**WARRANTY DEED**

THIS WARRANTY DEED, Executed this 31<sup>st</sup> day of July 2024, by ROSARIA M. SCHMIDT, a widowed woman, conveying non-homestead property, whose mailing address is: 965 Fish Island Pl., St. Augustine, FL 32084, hereinafter called GRANTOR, to CATHERINE M. WEBER and JACK SCHMIDT, as Joint Tenants with Right of Survivorship, hereinafter called GRANTEES, and whose mailing address is: 965 Fish Island Pl., St. Augustine, FL 32084.

WITNESSETH: That said Grantor, for and in consideration of LOVE and AFFECTION, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to wit:

**Lot 5, Block 496, CITRUS SPRINGS UNIT 5, according to the plat thereof recorded in Plat Book 6, Pages 1 through 14, Public Records of Citrus County, Florida  
TAX ASSESSOR'S PARCEL I.D. # 18E17S100050 04960 0050  
PHYSICAL ADDRESS: 8969 N. Ruby Way, Citrus Springs, FL**

**THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THEREFORE, NO OPINION OF TITLE OR TITLE ASSURANCE WAS REQUESTED OR GIVEN.**

**GRANTOR AND GRANTEES ARE RELATED BY BLOOD OR MARRIAGE. THIS CONVEYANCE IS BEING MADE FOR ESTATE PLANNING PURPOSES.**

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature

Rosaria M. Schmidt (SEAL)  
ROSARIA M. SCHMIDT

Shilo Rosenfeld  
Witness Name Printed

234 N. Whitney St St Aug, FL 32084  
Witness Address

[Signature]  
Witness Signature

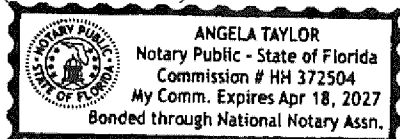
Angela Taylor  
Witness Name Printed

595 Vaill Point Rd. St. Augustine, FL 32086  
Witness Address

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING Warranty Deed was acknowledged before me this 31<sup>st</sup> day of July, 2024, by ROSARIA M. SCHMIDT who is personally known to me or who produced \_\_\_\_\_ as identification.

(Notarial Seal)



[Signature]  
NOTARY PUBLIC: STATE OF FLORIDA