

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No. 24-06-3838

WARRANTY DEED

This indenture made on A.D. July 22, 2024, by

Kim Chang, as Personal Representative of the Estate of Arthur S. Ferguson a/k/a Arthur Scott Ferguson, deceased

whose address is: 201 Strawberry Road, Basalt, Colorado 81621
hereinafter called the "grantor", to

Joseph Eisenberg and Angela Eisenberg, husband and wife

whose address is: 5 Mangrove Ct. S., Homosassa, FL 34446
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, FL, to-wit:

Lot 26, Block B-137, SUGARMILL WOODS CYPRESS VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150 and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of **2023**.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Debra Redmont
Witness Signature

Debra Redmont
Printed Name

137 Midland Ave Basalt, CO, 81621
Address of Witness #1

Elizabeth Olson Bauer
Witness Signature

Elizabeth Olson Bauer
Printed Name

137 Midland Ave Basalt, Co 81621
Address of Witness #2

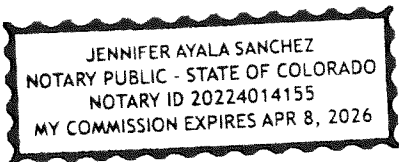
Kim Chang as Personal Representative
Kim Chang, as Personal Representative of the
Estate of Arthur S. Ferguson a/k/a Arthur Scott
Ferguson, deceased

State of Colorado

County of Eagle

Sworn To, Subscribed and Acknowledged before me by means of physical presence or online
notarization on this 22 day of July, 2024, by **Kim Chang, as Personal Representative
of the Estate of Arthur S. Ferguson a/k/a Arthur Scott Ferguson, deceased**, who are personally known to
me or who have produced Colorado Driver License as identification.

SEAL



Jayala
Notary Public
Notary Print Name Jennifer Ayala Sanchez
My Commission Expires: April 8, 2026