

Prepared by and return to:

Tracy Kjos
Red Door Title Group LLC
111 West Main Street
Suite 200
Inverness, FL 34450
(800) 314-9410
File No 24-8980

Parcel Identification No 20E-19S-21-0020-02780-0120

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 7th day of August, 2024 between Keely Wesolowski f/k/a Keely Faith Quillen, whose post office address is 9439 East Beech Circle, Inverness, FL 34450, Grantor, to Kaylie Nichole Kegebein, a single woman, and K-Sea Blaze Quillen, a single man, whose post office address is 1317 Emerson Street, Inverness, FL 34450, 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:

Lots 12 and 13, Block 278, INVERNESS HIGHLANDS SOUTH, according to the plat thereof recorded in Plat Book 3, Pages 51 through 66 of the Public Records of Citrus County, Florida

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 9439 East Beech Circle, Inverness, FL 34450.

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.

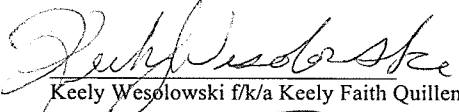
TO HAVE AND TO HOLD the same in fee simple forever.


And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

****Signature Page to Follow****

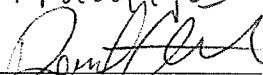
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Keely Wesolowski f/k/a Keely Faith Quillen

Witness Signature:  Witness Address: 111 West Main St., Suite 200
Inverness, FL 34450


Witness Print: Tracy Kjos

Witness Signature:  Witness Address: 111 West Main St., Suite 200
Inverness, FL 34450

Witness Print: Rachel Hunter

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of August, 2024, by Keely Wesolowski



Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:
Type of Identification: _____
Produced: DL

