

Prepared by and Return to:  
Leta Wilson  
9367 S. Deer Park Drive  
Homosassa, FL 34446  
(352) 601-8226

## WARRANTY DEED

This indenture made on A.D. 7<sup>th</sup> OF AUGUST, 2024, by

Leta Wilson

whose address is: 9367 S. Deer Park Drive, Homosassa, FL 34446  
hereinafter called the "grantor", to

The Leta Wilson Living Trust

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 6, Block 5, REPLAT OF DEER PARK, according to the plat thereof recorded in Plat Book 19, Pages 118 and 119, of the 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 the date of the transfer.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Judy Powers  
Witness Signature

Judy Powers  
Printed Name

21 BYRONIMA CT, S HOMOSASSA, FL 34446  
Address of Witness #1

IRINA DAMESIMO  
Witness Signature

IRINA DAMESIMO  
Printed Name

7789 S. SUNCOAST BLVD, HOMOSASSA, FL 34446  
Address of Witness #2

Leta Wilson  
Grantor

State of Florida

County of Citrus

Sworn To, Subscribed and Acknowledged before me by means of physical presence on this 7<sup>th</sup> day of AUGUST, 2024, by Leta Wilson, who has produced a Florida Driver's License as identification.

Armand Damesimo Jr  
Notary Public  
Notary Print Name ARMAND DAMESIMO JR  
My Commission Expires: 06 - NOV - 2027

