

File Number 24174215

Please return after recording to:

BCHH

181 Montour Run Road, Coraopolis, PA 15108

Tax ID: 18E20S130020 01760 0360

Mail tax statement to:

Mandalynn Marie Steele

45 Lone Pine Street, Homosassa, FL 34446

Prepared by:

Jarrold Turner, Esquire

c/o Betters Law Firm PLLC

800 Town and Country Boulevard, Suite 500

Houston, TX 77024

GIFT DEED

Exempt from documentary stamp tax by Fla. Stat. Section 12B-4.014(2)(b)

Dated: 25th day of July, 2024.

This Warranty Deed is made by and between Mandalynn Marie Steele, formerly known as Mandalynn Marie Steiner, unmarried, whose address is 45 Lone Pine Street, Homosassa, FL 34446, ("Grantor"), and Mandalynn Marie Steele, unmarried, whose address is 45 Lone Pine Street, Homosassa, FL 34446 ("Grantee").

Grantor, in consideration of the sum of \$1.00 and love and affection, has hereby granted, bargained, and sold to Grantee the following described real property in Citrus County, Florida:

LOT 36, BLOCK 176, SUGARMILL WOODS OAK VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 86 THROUGH 150, INCLUSIVE; PLAT BOOK 10, PAGES 1 THROUGH 150, INCLUSIVE; PLAT BOOK 11, PAGES 1 THROUGH 16, INCLUSIVE, AS AMENDED IN PLAT BOOK 9, PAGE 87A, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SUBJECT, HOWEVER, TO THE TAXES FOR THE CURRENT YEAR, ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, EASEMENTS AND TO ALL APPLICABLE ZONING ORDINANCES AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITIES, IF ANY.

Being the same property conveyed to Grantor by instrument recorded on 12/15/2020 at BK: 3117 PG: 389 in the records of Citrus County, Florida.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Commonly known as: 45 Lone Pine Street, Homosassa, FL 34446. This address is provided for informational purposes only. Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of BCHH Inc. ("Client") using information provided by Client. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. BLF is not responsible for any alterations to the document after it is delivered to Client.

Subject to all valid easements, rights-of-way, reservations, covenants, and restrictions of record.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against all lawful claims.

TO HAVE AND TO HOLD the above the Premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the Premises to the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming.

[Signature Page Follows]

NOTICE: This instrument was prepared by local counsel for Better's Law Firm PLLC ("BLF") at the request of BCHH Inc ("Client") using information provided by Client. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. BLF is not responsible for any alterations to the document after it is delivered to Client.

