

Prepared by and return to:

Hannah Wolcott
Magnolia Closing Co
2703 Kurt Street
Eustis, FL 32726
(352) 354-2575

File No 1-24-10458

Total Consideration: 460,000.00

Parcel Identification No 17E-20S-08-0020-00000-0270

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WARRANTY DEED

This indenture made the **5th September 2024** between **Casey Israel Jones and Melinda Jo Jones, husband and wife**, whose post office address is **1387 NE 17th ST, Sumterville, AK 33585**, Grantors, to **Jessica Marie Wilson and Rickey James Wilson, wife and husband**, whose post office address is **1879 Nuthatch Way, Palm Harbor, FL 34683**, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lot 27, HOMOSASSA HIDEWAY, according to the Map or Plat thereof, as recorded in Plat Book 5, Page 3, Public Records of Citrus County, Florida.

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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant 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.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS Signature

Casey Israel Jones
Casey Israel Jones

Virginia So Mansour
WITNESS Printed Name

Melinda Jo Jones by Casey Jones her Attorney In Fact
Melinda Jo Jones by Casey Jones, her Attorney-In-Fact

21409 Finethorn Rd, Eustis, FL 32736
WITNESS address

[Signature]
WITNESS Signature

Angela K Luce
WITNESS Printed Name

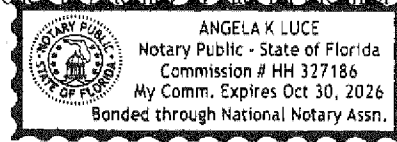
8015 W Grover Cleveland Blvd
Homosassa, FL 34446

WITNESS address

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4th day of September, 2024, by Casey Israel Jones and Casey Jones, as Attorney-In-Fact for Melinda Jo Jones.

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



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: FLDL