

Prepared by and return to:

Tiffany Cavanaugh
AMZ TITLE, LLC
8381 N. Gunn Highway
Tampa, FL 33626
(813) 200-6130
File No 24-6748

Parcel Identification No 17E19S100200 70010 0120
Property: 8181 West Tracy Court, Homosassa, FL 34448

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WARRANTY DEED

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

This indenture made the 7th day of October, 2024 between David N. Fortney, a married man, and Gregory J. Fortney, a married man, whose post office address is 3717 Shadyside Avenue, Ashtabula, OH 44004, Grantors, to Ronald L. Bennett, a married man, whose post office address is 8160 West Tracy Court, Homosassa, FL 34448, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 12, Palmers Subdivision, an Unrecorded Re-subdivision of the North 1/2 of Block 6, Lots 6-10, of Block 7, Crystal Acres as shown in Plat Book 2, Page 119, Public Records of Citrus County, Florida, more completely described as follows: Lot 12: Commence at the Northeast corner of Lot 5, Block 7, Crystal Acres, as recorded in Plat Book 2, Page 119, Public Records of Citrus County, Florida, thence 2 degrees 10 minutes 35 seconds East along the East line of said Block 7 and along the East line of Block 6 of said Crystal Acres a distance of 340.18 feet, thence 88 degrees 03 minutes 50 seconds West 203.29 feet to the Point of Beginning, thence continue 88 degrees 03 minutes 50 seconds West 145.67 feet South 2 degrees 18 minutes 30 seconds East 170 feet, thence 88 degrees 03 minutes 50 seconds East 145.67 feet, thence North 2 degrees 18 minutes 20 seconds West 170 feet to the Point of Beginning. Subject to a 25 foot wide Easement along the South boundary thereof as road right of way.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' 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. Grantors' residence and homestead address is: 3717 Shadyside Avenue, Ashtabula, OH 44004.

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 Grantee 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.

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:

Susan M. Rossette

Witness

Print Name: Susan M. Rossette

Address: 904 E 24th St
Ashtabula, OH 44004

David E. Peterson

Witness

Print Name: David E. Peterson

Address: 5227 Ave. 166
Ashtabula, Ohio 44004

David N. Fortney
David N. Fortney

Gregory J. Fortney
Gregory J. Fortney

STATE OF Ohio
COUNTY OF Ashtabula

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of October, 2024, by David N Fortney and Gregory J Fortney .

Susan M. Rossette

Signature of Notary Public

Susan M. Rossette

Print, Type/Stamp Name of Notary

Susan M. Rossette
NOTARY PUBLIC
State of Ohio
Certificate # 2019-RE-764322
My Commission Expires 1/15/2029

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Dr. Lillian