

After Recording Return to:  
Lindsay N Gorman  
Stewart Title Company  
4771 South Suncoast Blvd  
Homosassa, FL 34446

This Instrument Prepared by:  
Lindsay N Gorman  
Stewart Title Company  
4771 South Suncoast Blvd  
Homosassa, FL 34446  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
17E-18S-36-0220-00200-0170  
File No.: 2445995

## WARRANTY DEED

This Warranty Deed, Made the 4<sup>TH</sup> day of OCT., 2024, by **Michael A. Raith and Dixie L. Raith, husband and wife**, whose post office address is: **8178 W Bello Court, Homosassa, FL 34448**, hereinafter called the "Grantor", to **Yoel Gonzalez, a married man**, whose post office address is: **5626 Douglas Street, Hollywood, FL 33021**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Fifty Eight Thousand Dollars and No Cents (\$58,000.00)** 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, Florida, to wit:

Lots 17 and 18, Block 20, SECTION TWO PROPERTY OF THE CRYSTAL HEIGHTS DEVELOPMENT CO. CRYSTAL RIVER. FLA., according to the Plat thereof, recorded in Plat Book 2, Page 7 of the Public Records of Citrus County, Florida.

Together with that certain 1981 mobile home ID GDWSGA32805771 & Title #17825154, situate thereon.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 December 31, 2023, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Peter Reynolds  
Witness 1 Signature

Michael A. Raith  
Michael A. Raith

Witness 1 Printed Name and Post Office Address:  
PETER REYNOLDS  
4 GREENTREE ST  
HOMOSASSA FL 34446

Dixie L. Raith  
Dixie L. Raith

Lindsay Gorman  
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:  
LINDSAY GORMAN  
4711 S SUNCOAST BLVD.  
HOMOSASSA, FL 34446

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4<sup>th</sup> day of OCT, 2024 by **Michael A. Raith and Dixie L. Raith, husband and wife**, who has produced D.LIC as identification.

Lindsay Gorman  
Notary Public Signature  
Printed Name: Lindsay Gorman

My Commission Expires: \_\_\_\_\_  
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)

