

This instrument prepared by/Return to:

Megan T. Fitzpatrick
FITZPATRICK & FITZPATRICK, P.A.
213 North Apopka Avenue
Inverness, Florida 34450
352-726-1821

Parcel I.D. ##19E18S270020 00730 0030
Alt Key #2226820

WARRANTY DEED

THIS WARRANTY DEED is executed on October 7, 2024, by and between:

Grantor: **WILLIAM GOSS a/k/a William L. Goss, and MICHAELANN GOSS**, his wife, whose address is 332 West Keller Street, Hernando, Florida 34442,

Grantee: **WILLIAM GOSS and MICHAELANN GOSS as Trustees of THE GOSS FAMILY TRUST, UTA DATED OCTOBER 7, 2024**, whose address is 332 West Keller Street, Hernando, Florida 34442

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors of trustees.)

WITNESSETH: That said 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, Florida, to-wit:

Lot #73-3, HERCALA ACRES UNIT NO. 2 - The North ½ of the West ½ of the East ½; More particularly described as the North 132 feet of the West 158.75 feet of the East 317.50 feet of Tract #73, HERCALA ACRES UNIT NO. 2, according to the plat thereof recorded in Plat Book 8, Pages 16 through 18, of the Public Records of Citrus County, Florida. Subject to an easement along the South 15 feet thereof.

Together with a non-exclusive easement for the purpose of ingress and egress over and across the following described lands:

The South 15 feet of the North ½ and the North 15 feet of the South ½ of Lot 73 of HERCALA ACRES UNIT NO. 2, according to the plat thereof recorded in Plat Book 8, Pages 16 through 18, of the Public Records of Citrus County, Florida.

Together with a 1972 mobile home which bears the ID #HB2592 and Title #5605169.

Under the terms of the trust agreement, the trustee(s) and their successors is/are hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.071, Florida Statutes. The interest of any beneficiary hereunder is hereby defined and declared to be personal property only.

Consideration in the amount of \$10.00 only has or will be paid.

This is a gift transfer of unencumbered property and is exempt from the application of documentary stamp tax, except as to the tax imposed upon the consideration given of \$10.00.

The Grantor represents and warrants that the above-mentioned property does not and never has constituted the Grantor's homestead, nor has said property been contiguous to the Grantor's homestead, as said term is defined by the Florida Constitution and the laws of the State of Florida.

This legal description was provided by Grantor to the preparer of this document, and relied upon by the preparer. Title to this property has not been searched and is not guaranteed by the preparer of this document.

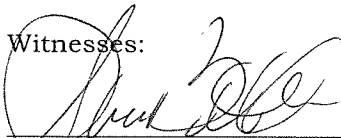
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Witnesses:



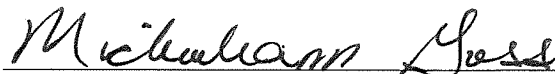
Shance Button
213 North Apopka Avenue
Inverness, Florida 34450



WILLIAM GOSS
332 West Keller Street
Hernando, Florida 34442



Gail L. Fiske
213 North Apopka Avenue
Inverness, Florida 34450



MICHAELANN GOSS
332 West Keller Street
Hernando, Florida 34442

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization on October 7, 2024, by William Goss and Michaelann Goss who have produced Florida Driver's License as identification.



NOTARY PUBLIC

