

Sale
390K

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, FL 34465
File No. 24-10006
Parcel No.: 2939010

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 28th day of October, 2024, by
HONORATO NICODEMUS and **ROSVIDA NICODEMUS**, husband and wife, hereinafter called the Grantors, to
DANIEL HUGHES and **CHERYL HUGHES**, husband and wife, whose post office address is
251 West Mickey Mantle Path, Hernando, FL 34442, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Citrus, State of Florida, viz:

Lot 21, Block D, HILLSIDE SOUTH, according to plat thereof as recorded in Plat Book 16, Pages 56 through 62 of the Public Records of Citrus County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.
Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Luis Manuel Posada Ramos

[Signature] L.S.
Name: Honorato Nicodemus
Address: 13110 Foxden Dr. Rockville, MD 20850

Address: UPS Store 6852
891 - I Rockville Pike
Rockville, MD 20852
Ph # (240)328-6519

[Signature] L.S.
Name: Rosvida Nicodemus
Address: 13110 Foxden Dr. Rockville, MD 20850

[Signature]
Witness Signature
Printed Name: Abhijit Chaskor

Address: UPS Store 6852
891 - I Rockville Pike
Rockville, MD 20852
Ph # (240)328-6519

STATE OF Maryland
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of October, 2024, by Honorato Nicodemus and Rosvida Nicodemus, who are personally known to me or who have produced Driver License as identification.

[Signature]
Signature of Notary
Printed Name: Cindy Figueroa Pena
My commission expires: 08/12/28

