

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of  
Compass Title, LLC  
Address: 3517 N. Lecanto Hwy  
Beverly Hills, FL 34465  
File No. 24-10003

Parcel No.: 1274761

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 23rd day of **October, 2024**, by **KATHERINE GIROUX**, a single woman, and **CAROLYN DE COSTA**, a married woman, hereinafter called the Grantors, to **CARLOS IVAN MUNOZ SOTO**, a single man and **CHARLIN GONZALEZ MONZON**, a single woman, as Joint Tenants with Full Rights of Survivorship whose post office address **8667 North Vince Drive Citrus Springs, FL 34434** 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 6, Block 347, CITRUS SPRINGS UNIT 4, according to the map or plat thereof as recorded in Plat Book 5, Pages 133 through 152, inclusive, of the Public Records of Citrus County, Florida.**

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

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:

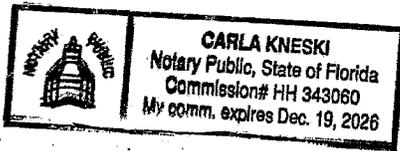
*Sally Baldwin*  
Witness Signature  
Printed Name: Sally Baldwin  
Address: 1785 S Meek Rd.  
Englewood, FL 34223

*Katherine Giroux* L.S.  
Name: Katherine Giroux  
Address: 7202 Carvel St  
Englewood, FL 34224

*Michael Moberg*  
Witness Signature  
Printed Name: Michael Moberg  
Address: 1785 S Meek Rd.  
Englewood, FL 34223

STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of October, 2024, by Katherine Giroux, who are personally known to me or who have produced Hawaii Dr. Lic. as identification.



*Carla Kneski*  
Signature of Notary  
Printed Name: Carla Kneski  
My commission expires: 12-19-2026

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: KIM MAXSON  
Address: 39 1/2 Wedgewood Dr.  
Jewett City, CT 06351

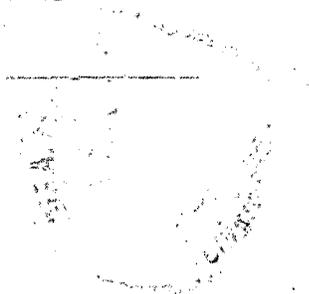
Carolyn DeCosta L.S.  
Name: Carolyn DeCosta  
Address: 43 Dubois Rd  
Uncasville CT 06382

[Signature]  
Witness Signature  
Printed Name: Raymond Ceccarelli  
Address: 109 Bridge St  
Groton CT 06340

STATE OF CT  
COUNTY OF New London

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of October, 2024, by Carolyn DeCosta, who are personally known to me or who have produced Driver's license, CT as identification.

[Signature]  
Signature of Notary  
Printed Name:  
My commission expires:



**KIM A MAXSON**  
NOTARY PUBLIC  
State of Connecticut  
My Commission Expires  
January 31, 2027