

Prepared by
Heather Jacobs, an employee of
First American Title Insurance Company
1545 4th Street North
St. Petersburg, Florida 33704
(727)828-6981

Return to: Grantee

File No.: 2039-2807082

WARRANTY DEED

THIS INDENTURE, executed on **December 13, 2024**, between

Dianne Denise Stone, an unmarried woman

whose mailing address is: 394 Cleveland Road Unit 21D, Norwalk, OH 44857,
hereinafter called the "grantor", and

Michael E. Figueroa, an unmarried man

whose mailing address is: 204 Wright St, Inverness, FL 34452,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Citrus** County, **FL**, to-wit:

Lots 57 and 58, Block 514, of INVERNESS HIGHLANDS SOUTH, according to the plat thereof as recorded in Plat Book 3, Pages 51 through 66, inclusive, Public Records of Citrus County, Florida.

Parcel Identification Number: **1768560**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Dianne Denise Stone
Dianne Denise Stone

Signed, sealed and delivered in our presence:

Lucious Morris White Jr.
Witness Signature

Lucious Morris White Jr.
Print Name

Print Post Office Address: 2488 Transom Place
Woodbridge VA 22191

Karina Botello

Witness Signature

Karina Botello
Print Name

Print Post Office Address: 1 First American Way Santa Ana, CA 92707

State of Washington

County of Pierce

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 12/12/2024, by **Dianne Denise Stone, an unmarried woman.**

Karina Botello
Notary Public

Karina Botello
(Printed Name)

KARINA BOTELLO
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 162259
COMMISSION EXPIRES 09/24/2028

My Commission expires: 09/24/2028

Notarized remotely online using communication technology via Proof.

{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license