

Prepared by and return to:

Cindy Bescher
First National Title & Escrow
501 Centerville Road
Suite 102
Warwick, RI 02886

File No 4836-FL-24

Parcel Identification No 18E-20S-21-0050-000E0-0590

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **19th day of December, 2024** between **Bret Jay Bodell and Terry Caprice-Bodell, husband and wife**, whose post office address is 661 Lilac Circle, Pickerington, OH 43147, of the County of Fairfield, Ohio, Grantor, to **Anthony Salvatore Guarino and Debora Lynn Guarino, husband and wife**, whose post office address is 2 Woodlee Court South, Homosassa, FL 34446, of the County of Citrus, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 59, Block E, SOUTHERN WOODS AT SUGARMILL WOODS PHASE IIB, according to the Plat thereof as recorded in Plat Book 17, Pages 1 and 2, Public Records of Citrus County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Bret Jay Bodell

Bret Jay Bodell

Terry Caprice Bodell

Terry Caprice -Bodell

2436 N. HERITAGE OAKS PATH
HERNANDO, FL 34442

WITNESS 1 ADDRESS
2436 N. HERITAGE OAKS PATH
HERNANDO, FL 34442

2436 N. HERITAGE OAKS PATH
HERNANDO, FL 34442

WITNESS 2 ADDRESS

Cindy Bescher

WITNESS

PRINT NAME: Cindy Bescher

WITNESS

PRINT NAME: Pamela Pareja

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 19 day of December, 2024, by Bret Jay Bodell and Terry Caprice-Bodell.

Cindy Bescher

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification Produced: FLDL

