

Prepared by and return to:
Tracy Kjos
Red Door Title Group LLC
111 West Main Street
Suite 200
Inverness, FL 34450
(800) 314-9410
File No 24-10058

Parcel Identification No 21E-20S-06-0050-01270-0040

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WARRANTY DEED

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

This indenture made the 31 day of January, 2025 between Robert Eugene Edwards, a single man, whose post office address is 1030 Clubland Court, Marietta GA 30068, Grantor, to William E. Scholl and Debra Gray, husband and wife, whose post office address is 6805 South Dove Drive, Floral City, FL 34436, , Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lots 4, 5 and 6 , Block 127, WITH-LA-POPKA ISLANDS UNIT NO. 5, a subdivision according to the plat thereof recorded in Plat Book 4, Page 69, of the Public Records of Citrus County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is the Grantor's homestead within the meaning set forth in the constitution of the State of Florida.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

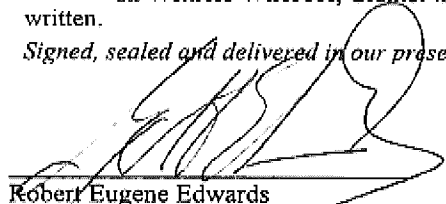
TO HAVE AND TO HOLD the same in fee simple forever.


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

****SIGNATURE PAGE TO FOLLOW****


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Robert Eugene Edwards

Witness Signature:  Witness Address: 111 West Main St., Suite 200
Inverness, FL 34450


Witness Print: Tracy Kjos

Witness Signature:  Witness Address: 111 West Main St., Suite 200
Inverness, FL 34450

Witness Print: Ashley Newman

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 29 day of January, 2025, by Robert Eugene Edwards.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: DL
Type of Identification Produced: _____

