

KCC 18.50
Doc 805.00

Record, Return and Prepared by:

Caroline Gerber
TROPIC TITLE SERVICES
6460 W Gulf to Lake Hwy
Crystal River, FL 34429

File No. 24-C-285

Parcel Identification No. **Property 1: 18E17S320020 01830 0020**

Sales Price **\$115,000.00**

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WARRANTY DEED

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

This indenture made the 14th day of February, 2025 between **Alexander Denisov and Irina Denisov, husband and wife**, whose post office address is **105 West Pearson Street, Hernando, FL 34442**, of the County of Citrus, State of Florida, Grantors, to **Gary M. Stanley and Jayne M. Stanley, husband and wife**, whose post office address is **2451 North Stampede Drive, Beverly Hills, FL 34465**, of the County of Citrus, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lot 002, Block 183, of PINE RIDGE UNIT TWO, according to the plat recorded in Plat Book 8, Pages 37 through 50, inclusive of the public records of Citrus County, Florida.

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

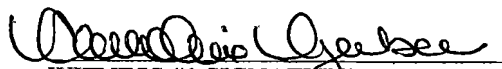
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

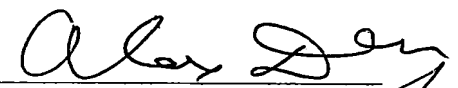
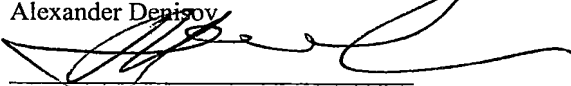
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that 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.

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:

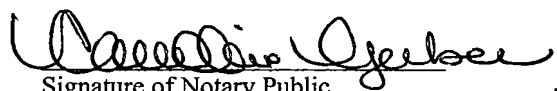

WITNESS #1 SIGNATURE
Caroline Gerber
WITNESS #1 PRINTED NAME
6460 W Gulf to Lake Hwy
WITNESS #1 STREET ADDRESS
Crystal River, FL 34429
WITNESS #1 CITY, STATE ZIP


Alexander Denisov

Irina Denisov


WITNESS #2 SIGNATURE
Sarah Haynes
WITNESS #2 PRINTED NAME
6460 W Gulf to Lake Hwy
WITNESS #2 STREET ADDRESS
Crystal River, FL 34429
WITNESS #2 CITY, STATE ZIP

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of February, 2025, by Alexander Denisov and Irina Denisov.


Signature of Notary Public
Print, Type/Stamp Name of Notary Caroline Gerber
Personally Known: _____ OR Produced Identification: X
Type of Identification Produced: Driver's License

