

Prepared by and return to:

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

File No 5081-FL-25

Parcel Identification No 18E-18S-25-0210-000B0-0430

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the **18th day of February, 2025** between **Andrew T. Berrell and Richelle R. Berrell, husband and wife**, whose post office address is 1192 West Beagle Run Loop, Hernando, FL 34442, of the County of Citrus, Florida, Grantor, to **Peter W. Atkinson and Jennifer D. Atkinson, husband and wife**, whose post office address is 1096 W. Diamond Shore Loop, Hernando, FL 34442, 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 43, Block B, WOODVIEW VILLAS III, as per plat thereof, recorded in Plat Book 17, Pages 70 and 71, 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** 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:

Andrew T. Berrell  
Andrew T. Berrell

Richelle R. Berrell  
Richelle R. Berrell

2436 N. HERITAGE OAKS PATH  
HERNANDO, FL 34442

WITNESS 1 ADDRESS

2436 N. HERITAGE OAKS PATH  
HERNANDO, FL 34442

WITNESS 2 ADDRESS

Kim Roberts

WITNESS  
PRINT NAME: Kim Roberts

Cindy Bescher

WITNESS  
PRINT NAME: Cindy Bescher

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18 day of February, 2025 by Andrew T. Berrell and Richelle R. Berrell, who is  personally known to me or who  has produced WEDL as identification.

Cindy Bescher  
Signature of Notary Public

Print, Type/Stamp Name of Notary

