

Prepared by and return to:

Todd J. Hunt
Gulf Water Title of Florida LLC
801 3rd Street South
St. Petersburg, FL 33701

File No 2025-1009

Parcel Identification No 1118468

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

This indenture made the 14th day of March, 2025 between Jacqueline June Moore and Wayne Thomas Moore, wife and husband, whose post office address is 78 Spencer St, Bracebridge, Ontario P1L 1C4, Canada, Grantor, to Slobodan Djordjic, an unmarried man, whose post office address is 13118 94th Ave N, Seminole, FL 33776, of the County of Pinellas, 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:

The South 1/2 of Lot 2 and all of Lot 3, Block 31, CRYSTAL ACRES, first addition, according to the plat thereof recorded in Plat Book 2, Page 153, 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:

Jacqueline June Moore

Jacqueline June Moore

MOORE

Wayne Thomas Moore

7, ABCHURCH LANE

LONDON EC4N 7BB
WITNESS 1 ADDRESS

24 ALDQATE HIGH STREET

LONDON EC2N 1AB
WITNESS 2 ADDRESS

Albert Wisme

WITNESS

PRINT NAME: ALBERT WISME

John Lime

WITNESS

PRINT NAME: JOHN LIME

UNITED KINGDOM

LONDON

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 10 day of MARCH, 2025 by Jacqueline June Moore and Wayne Thomas Moore, who () is/are personally known to me or who (x) has/have produced PASSPORT as identification.

Virginia Murray

Signature of Notary Public

VIRGINIA MURRAY

Print, Type/Stamp Name of Notary

