

This instrument prepared by & return to:
Katie Henkel
Golden Rule Title, LLC
223 S. Florida Avenue
Lakeland, FL 33801
Our File: 2025-1083

General Warranty Deed

Made this 19th day of March, 2025 by **Hope Whitney Christopherson f/k/a Hope Whitney Schuster and Colton James Christopherson, A Married Couple**, whose post office address is: 4759 Mill Lake Shores Road Southwest, Farwell, MN 56327, hereinafter called the grantor, to: **Blanca Donaty Alonso and Ernesto Alonso Perdomo, A Married Couple**, whose post office address is: 5122 South Swallow Avenue, Inverness, FL 34452, hereinafter called the grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: that the grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Citrus, Florida, viz:

Lot 8, Block 456, Inverness Highlands West Second Addition, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 68 and 69, of the Public Records of Citrus County, Florida.

Parcel ID Number: **20E19S300020 04560 0080**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Michelle Schuster
Witness
Printed Name: Michelle Schuster
Address: 4753 Mill Lake Shores Rd SW
Farwell, MN 56327

Hope Whitney Christerson f/k/a Hope Whitney Schuster
Hope Whitney Christopherson f/k/a Hope Whitney Schuster

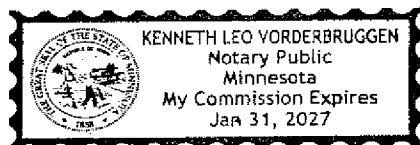
Kenneth Vorderbruggen
Witness
Printed Name: Kenneth Vorderbruggen
Address: 20901 County Hwy. 65
Henning, MN 56551

Colton J. Christopherson
Colton James Christopherson

State of Minnesota
County of Douglas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of March, 2025 by Hope Whitney Christopherson f/k/a Hope Whitney Schuster and Colton James Christopherson, who are personally known or have produced drivers' licenses as identification.

[Seal]



Kenneth Vorderbruggen
Notary Public
Print Name: Kenneth Vorderbruggen
My Commission Expires: Jan 31, 2027