

**Prepared by and Return To:**  
Amanda Rowthorn  
Wollinka Wikle Title Insurance Agency, a division of  
LandCastle Title Group, LLC  
7076 W. Gulf to Lake Highway  
Crystal River, FL 34429

**Order No.:** CR312502047

APN/Parcel ID(s): 17E17S120020 000B0 0020

### WARRANTY DEED

THIS WARRANTY DEED dated 04/30/2025, by Deena L Ross, hereinafter called the grantor, to Jack Hahne and Leslie Hahne, husband and wife, whose post office address is 4870 Loblolly Way, Panama City, FL 32404, hereinafter called the grantee:

(Wherever used herein the terms "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 valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 2, Block B, Lake Rousseau Country Estates Unit Number One, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 47, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 December 31, 2024.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Frances Megan Gates  
Witness Signature

Frances Megan Gates  
Print Name

Address: 4006 S MacDill Ave Tampa FL

Deena L Ross  
Deena L Ross

Address: 8750 NW 166th Place  
Trenton, FL 32693

Monica Tait  
Witness Signature

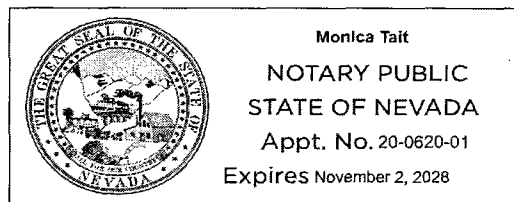
Monica Tait  
Print Name

Address: 8363 W. Sunset Road #100  
Las Vegas, NV 89113

State of Nevada  
County of Clark

The foregoing instrument was acknowledged before me by means of [ ] physical presence or  online notarization, this 30th day of April, 2025, by Deena L Ross, to me known to be the person(s) described in or who has/have produced FL Driver License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Monica Tait  
NOTARY PUBLIC  
My Commission Expires: 11/02/2028



Notarized remotely using audio-video communication technology via Proof.