

Prepared by and return to:

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

File No 5755-FL-25

Parcel Identification No 18E-20S-13-0010-01010-0270

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14 day of May, 2025 between Jane M. Hamilton and Jimmy L. Hamilton, wife and husband, whose post office address is 6522 South Canna Lily Avenue, Homosassa, FL 34446, of the County of Citrus, Florida, Grantor, to Rafael Lucena, Jr. and Brittany Lucena, husband and wife, whose post office address is 12 Balsam Court South, Homosassa, FL 34446, 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 27 in Block B-101 of CYPRESS VILLAGE, SUGARMILL WOODS SUBDIVISION, according to the Map or Plat thereof as recorded in Plat Book 9, Pages 86 Through 150, Plat Book 10, Pages 1 Through 150, and Plat Book 11, Pages 1 Through 16 and amended in Plat Book 9, Page 87-A 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:

Jane M. Hamilton
Jane M. Hamilton
Jimmy L. Hamilton
Jimmy L. Hamilton

Pamela Pareja
WITNESS
PRINT NAME: Pamela Pareja
Cindy Beschner
WITNESS
PRINT NAME: Cindy Beschner

2436 N. HERITAGE OAKS PATH
HERNANDO, FL 34442

WITNESS 1 ADDRESS

2436 N. HERITAGE OAKS PATH
HERNANDO, FL 34442

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 14
day of May, 2025, by Jane M. Hamilton and Jimmy L. Hamilton, () who is/are personally known to me or (✓) who has/have
produced FLDL as identification.

Cindy Beschner
Signature of Notary Public

Print, Type/Stamp Name of Notary

