

Prepared by and Return to:  
Tracy Gough  
Southern Sun Title Company  
7751 South Suncoast Boulevard  
Homosassa, FL 34446  
(352) 382-3339

File No. 25-05-4081

**WARRANTY DEED**

This indenture made on A.D. May 27<sup>th</sup> 2025, by

**Zhanna Ilina, a single person**

whose address is: 3 Milbark Ct. S., Homosassa, FL 34446  
hereinafter called the "grantor", to

**William Paul Rader and Laurie Diane Rader, husband and wife**

whose address is: 3 Milbark Ct. S., Homosassa, FL 34446  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, FL, to-wit:

Lot 9, Block B-43, SUGARMILL WOODS, CYPRESS VILLAGE, according to plat thereof as recorded in Plat Book 9, Pages 86 through 150 and continued in Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2024.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

Zhanna Ilina  
Seller: Zhanna Ilina

Bruce Sherratt  
Printed Name

504 NE 5th St Crystal River FL 34429  
Address of Witness #1

[Signature]  
Witness Signature  
**Danielle Smallridge**

Printed Name  
**7751 S. Suncoast Blvd. Homosassa, FL 34446**

Address of Witness #2

State of FL

County of Citrus

Sworn To, Subscribed and Acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 27 day of May, 2025, by **Zhanna Ilina, a single person**, who are personally known to me or who have produced Florida's License as identification.

SEAL

[Signature]  
Notary Public  
Notary Print Name **Danielle Smallridge**  
My Commission Expires: \_\_\_\_\_

