

Prepared by and return to:

Heather Kelley
Magnolia Closing Co of Florida, LLC
8015 West Grover Cleveland Blvd
Homosassa, FL 34446
(352) 329-2270

File No FL-25-90067

Total Consideration: 249,900.00

Parcel Identification No 17E-19S-15-0000-2A000-0400

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WARRANTY DEED

This indenture made the 6th June 2025 between James L. Welsh and Amy L. Welsh f/k/a Amy L. Bichsel, husband and wife, whose post office address is 695 West Olympia Street, Hernando, FL 34442, Grantors, to Vaughn E. Ransom, an unmarried man, whose post office address is 8098 West Longfellow Street, Homosassa, FL 34448, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Commence at the East 1/4 corner of Section 15, Township 19 South, Range 17 East, thence North 0°28'10" West, along the East line of said Section 15, a distance of 1286.40 feet to a point on the South right-of-way of an existing 66 foot wide county road; thence South 89°24'20" West, along said South right-of-way line, a distance of 460 feet to the Point of Beginning; thence continue South 89°24'20" West, along said right-of-way, a distance of 120 feet; thence South 0°28'10" East, 80 feet; thence North 89°24'20" East, 120 feet; thence North 0°28'10" West, 80 feet to the Point of Beginning, a/k/a Lot 40 of the unrecorded plat of STONEBROOK MOBILE HOME COMMUNITY, all lying and being in 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant 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.

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:

Cindy A Lewis
WITNESS Signature

Cindy A Lewis
WITNESS Printed Name

James L. Welsh
James L. Welsh

Amy L. Welsh
Amy L. Welsh f/k/a Amy L. Bichsel

8015 W Grover Cleveland Blvd
Homosassa, FL 34446

WITNESS address

Angela K Luce
WITNESS Signature

Angela K Luce
WITNESS Printed Name

8015 W Grover Cleveland Blvd
Homosassa, FL 34446

WITNESS address

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of June, 2025 by James L. Welsh and Amy L. Welsh, who is/are personally known to me or who has/have produced FLDC as identification.

Angela K Luce
Signature of Notary Public

Angela K Luce
Print, Type/Stamp Name of Notary

