

After Recording Return to:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446

This Instrument Prepared by:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
19E-18S-36-0060-00000-1160
File No.: 2629525

WARRANTY DEED

This Warranty Deed, Made the 5th day of June, 2025, by Dirk Bernardus Grobben and Jeanette Maria Suntenmaartensdijk, husband and wife, whose post office address is: Ruijslaan 59, 1796AC, De Koog, Netherlands, hereinafter called the "Grantor", to Linda K. Howarth and Stephen T. Howarth, wife and husband, whose post office address is: 1265 N Timucuan Trail, Inverness, FL 34453, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Four Hundred Twenty Nine Thousand Dollars and No Cents (\$429,000.00)** 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, Florida, to wit:

Lot 116, of Connell Lake Estates, Phase II, according to the plat thereof, as recorded in Plat Book 14, Pages 113 through 116, inclusive, of the Public Records of Citrus County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 December 31, 2024, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Alejandra Kuchenbaur.

Witness 1 Signature

Dirk Bernardus Grobben

Dirk Bernardus Grobben

Witness 1 Printed Name and Post Office Address:

Alejandra Kuchenbaur

5575 Seminary Rd, #414 Falls Church, VA 22041

Jeanette Maria Suntenmaartensdijk

Jeanette Maria Suntenmaartensdijk

M. Chappelle Wilson

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

M Chappelle Wilson

7707 Merrill Road #8024 Jacksonville, FL 32277

State of VIRGINIA
County of FAIRFAX

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of June, 2025 by **Dirk Bernardus Grobben and Jeanette Maria Suntenmaartensdijk, husband and wife**, who has produced passports as identification.

Alejandra Kuchenbaur.

Notary Public Signature

Printed Name: Alejandra Kuchenbaur

Online Notary (Check Box if acknowledgment done by Online Notarization)

Completed via Remote Online Notarization using 2 way Audio/Video technology.

My Commission Expires: 09/30/2028
(SEAL)

