

Prepared By and Return To:
Kim Thompson of
FIDELITY TITLE SERVICES, LLC
217 N. Apopka Ave.
Inverness, Florida 34450

File No. 25-0116
Consideration : \$9,500.00

Parcel ID No. 19E17S360010 00240 0240

Warranty Deed

Made this 6th day of **May, 2025** A.D. by **MARCOS E. MENDOZA AND LUZ A. VARGAS**, whose post office address is: **1116 E Mowry Drive Apt 202, Homestead, Florida 33030**, hereinafter called the grantor,

to **ROSALIE NARVESON, A SINGLE WOMAN**, whose post office address is: **515 E 2nd Street, Blue Earth, Minnesota 56013**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individual and the successor and assigns of corporations.)

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, Florida, viz:

Lot 24, Block 24, RIVER - LAKES MANOR UNIT NO. 1, a Subdivision according to the Map or Plat thereof as recorded in Plat Book 3, Pages 96 through 101, inclusive, Public Records of Citrus County, Florida.

SUBJECT TO covenants, restrictions and easements of record.

GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS/HER SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA..

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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Marcos E. Mendoza

[Signature]
Witness #1 Signature

Witness Printed Name Eduardo Mendoza

Witness Printed address 13240 SW 268 ST APT 104
Nurayn, FL 33032

MARCOS E. MENDOZA

Address: 1116 E Mowry Drive Apt 202, Homestead, Florida 33030

LUZ A. Vargas
LUZ A. VARGAS

Address:

[Signature]
Witness #2 Signature

Witness Printed Name Alfonso Garcia Vazquez

Witness Printed address 13723 SW 285th ST
Homestead, FL 33033

State of FLORIDA
County of Miami Dade

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 6 day of June [TYPE MMMM], 2025, by **MARCOS E. MENDOZA AND LUZ A. VARGAS**, who is/are personally known to me or who has/have produced Driver's License as identification.



ALFONSO GARCIA VAZQUEZ
Notary Public
State of Florida
Comm# MH402597
Expires 5/24/2027

{SEAL}

My Commission Expires: 5/24/2027

[Signature]

NOTARY PUBLIC

Alfonso Garcia Vazquez
Print Notary Public Name: