

Prepared by and return to:

Tracy Kjos
Red Door Title Group LLC
111 West Main Street
Suite 200
Inverness, FL 34450
(800) 314-9410
File No 25-11086

Parcel Identification No 20E-19S-26-0120-000A0-0310

(Space Above This Line For Recording Data)

WARRANTY DEED

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

This indenture made the **1st day of July, 2025** between **Traci R. DeFiore, a single woman**, whose post office address is **633 Church Street, Ludlow, KY 41016**, Grantor, to **Christopher Zeris, a single man, and Cayley Kempp, a single woman, as joint tenants with right of survivorship**, whose post office address is **9304 East Alvada Lane, Inverness, FL 34450**, , Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit: 9304 East Alvada Lane, Inverness, FL, 34450

Lot 31, Block "A", ROLLING GREENS OF INVERNESS, a subdivision according to the plat thereof recorded in Plat Book 12, Page 6, of the Public Records of Citrus County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is the Grantor's homestead within the meaning set forth in the constitution of the State of 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

****SIGNATURE PAGE TO FOLLOW****

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Traci R DeFiore
Traci R. DeFiore

Witness Signature: Kate Henstey Witness Address: 119 E. Dampier St
Witness Print: Kate Henstey Inverness, FL 34450

Witness Signature: [Signature] Witness Address: _____
Witness Print: Tracy Kjos 111 West Main St., Suite 200
Inverness, FL 34450

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of June, 2025, by Traci R. DeFiore, who is/are personally known to me or who has/have produced [Signature] as identification.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

