

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

File No. 25-0138
Consideration : \$110,000.00
Parcel ID No. 20E19S120010 000C0 0280

Warranty Deed

Made this 23rd day of **May, 2025** A.D. by **JOY L. ROBERTS AND ROGER MARTINEZ, WIFE AND HUSBAND**, whose post office address is: **2651 NE 114 Ave, Bronson, Florida 32621**, hereinafter called the grantor,

to **JAYSON M. WHITE, A SINGLE MAN**, whose post office address is: **10118 E Perch Court, Inverness, Florida 34450**, 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 28, Block C, EAST COVE UNIT NO. 1, a subdivision according to the plat thereof recorded in Plat Book 4, Page 82, of the 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:

[Signature]
Witness #1 Signature

Witness Printed Name Cora Haupt

Witness Printed address 27 N. Apopka Ave

Inverness, FL 34450

[Signature]
JOY L. ROBERTS

Address: 2651 NE 114 Ave, Bronson, Florida 32621

[Signature]
ROGER MARTINEZ

Address: 2651 NE 114 Ave, Bronson, Florida 32621

[Signature]
Witness #2 Signature

Witness Printed Name Denisa Manion

Witness Printed address 217 N. Apopka Ave.

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 23rd day of **May, 2025**, by **JOY L. ROBERTS AND ROGER MARTINEZ, WIFE AND HUSBAND**, who is/are personally known to me or who has/have produced _____ as identification.

{SEAL}

My Commission Expires:

[Signature]
NOTARY PUBLIC

Cora Haupt
Print Notary Public Name:



CORA HAUPT
Notary Public, State of Florida
My Comm. Expires August 3, 2025
Commission #HH 160659