



Prepared by:  
Wayde Carter Jr.  
Land Title of America, Inc.  
100 Southpark Boulevard, Suite 100  
Saint Augustine, FL 32086  
File Number: 25-1215-WC

Parcel ID: 18E17S100190 12460 0040

## Warranty Deed

**This Indenture made this 29th day of August, 2025 BETWEEN Robert W. Bozzett, GRANTOR\***, whose post office address is 204 Ambermist Way, Forked River, NJ 08731, and **Owl Land Sales, LLC, a Florida Limited Liability Company, GRANTEE\***, whose post office address is 11247 Southwest Sea Bluff Way, Port St. Lucie, FL 34987.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Citrus, State of Florida, to-wit:

**Lot 4, Block 1246, Citrus Springs Unit 19, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 40 through 48 inclusive, of the Public Records of Citrus County, Florida.**

**Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2025 and Subsequent Years.**

**Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*Singular and plural are interchangeable, as context requires.

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

Robert W Bozzett  
**Robert W. Bozzett**

WITNESSES

Dennis Bogusz  
Witness: DENNIS BOGUSZ  
Witness address as required by §695.26, F.S.  
207 AMBERMIST WAY  
FORKED RIVER, N.J. 08731

Denise Christopher  
Witness: Denise Christopher  
Witness address as required by §695.26, F.S.  
202 ARBORIDGE DR.  
FORKED RIVER, NJ 08731

State of New Jersey  
County of Ocean

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or [ ] online notarization on ~~August~~ <sup>September</sup> 4, 2025 by **Robert W. Bozzett** who is or are [ ] personally known to me or has or have  produced NJ DL as identification.

[Seal]

Antonio J Policastro  
Notary Public: Antonio J Policastro  
My commission expires: 01-20-2028

ANTONIO J POLICASTRO  
Notary Public  
State of New Jersey  
My Commission Expires Jan. 20, 2028  
I.D.# 50208089