

Prepared by and Return to Trish Wakefield ,  
an employee of First International Title, Inc.  
213 Courthouse Square  
Inverness, FL 34450  
File No.: 182284-51



## WARRANTY DEED

This indenture made on February 1, 2021, by **Chupchik LLC, a Florida limited liability company** whose address is: 13 Hahartzit St KFarVeradim, Israel 2514700, , hereinafter called the "grantor",  
to **Feroz A. Chagani a married man** whose address is: 1989 S US Highway 1, Fort Pierce, FL 34950 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Lot 5, Block 1523, CITRUS SPRINGS UNIT 22 , according to the Plat thereof, recorded in Plat Book 7, Page(s) 93 to 109 of the Public Records of Citrus County, Florida.

Lot 11, Block 1523, CITRUS SPRINGS UNIT 22 , according to the Plat thereof, recorded in Plat Book 7, Page(s) 93 to 109 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 2129018

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2020.

*[Handwritten mark]*

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Chupchik LLC, a Florida limited liability company

*[Handwritten signature]*

By: Yael Barlev, Manager member

Signed, sealed and delivered in our presence:

*[Handwritten signature]*  
1<sup>st</sup> Witness Signature  
Print Name: NATHAN GOLAN

ZIYAD SIMA'N  
2<sup>nd</sup> Witness Signature  
Print Name: *[Handwritten signature]*

State of ~~FLORIDA~~ ISRAEL  
County of MA'ALOT - TARSHICHA

**The Foregoing Instrument Was Acknowledged** before me by means of  physical presence or  
( ) online notarization on 2/23/2021, by **Chupchik LLC, a Florida limited liability company**, who ( ) is/are personally known to me or who  has/have produced a valid  
passport as identification.

ZIYAD SIMA'N  
Notary Public  
Printed Name:  
My Commission expires:

*[Handwritten signature]*



Serial No. 16/21

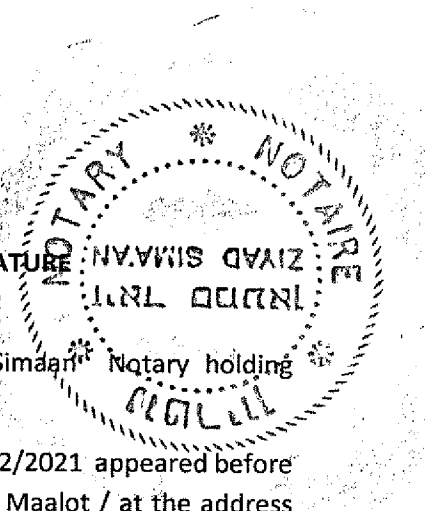
מספר סידורי 16/21

**Form No. 1**

**טופס מס' 1**

**AUTHENTICATION OF SIGNATURE**

**אימות חתימה**



I, the undersigned Ziyad Simaan license no 2105639

אני החתום מטה סמעאן זיאד

נוטריון בעל רישיון מספר 2105639

hereby certify that on 23/02/2021 appeared before me at my offices located at Maalot / at the address Raby kok 22

מאשר כי ביום 23/02/2021

ניצב/ה לפני במשרדי שבמען מעלות תרשיחא

Ms. Barlev Yael

/בכתובת רח' הרב קוק 22

מרת ברלב יעל

who is known to me personally

המוכרת לי באופן אישי

whose identity has been proven to me by ID card/ passport Israel / number 31559492

\* \* שזהותו הוכחה לי על פי דרכון ישראלי

מספר 31559492

issued on Jerusalem

שהונפקה ביום 23/08/2017.

And I am convinced that the person standing before me understood fully the significance of the action and voluntarily signed the attached document marked with the letter/ A

ושוכנעתי כי הניצבת בפני הבינה הבנה מלאה את משמעות הפעולה וחתמה מרצונה החופשי על המסמך המצורף והמסומן באות / A.

In witness whereof, I hereby authenticate the signature of Ms. Barlev Yael

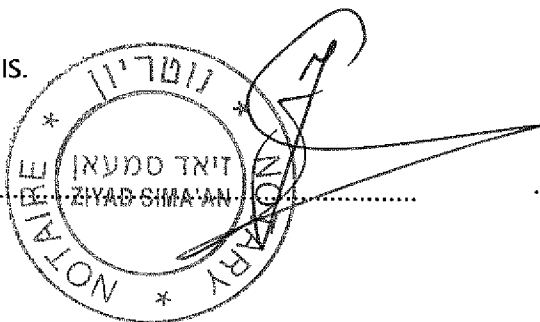
לראיה אני מאמת את חתימתה של מרת יעלה ברלב . בחתימת ידי ובחותמי, היום 23/02/2021 .

by my own signature and seal this day 23/02/2021.

Notary fee 195 NIS.

שכר נוטריון 195 ₪.

Signature.....



Notary's seal

