

Prepared by and return to:

Audra Chandler  
Southern Security Title of the Nature Coast, Inc.  
1271 Kass Circle  
Spring Hill, FL 34606  
(352) 688-9771  
Actual Consideration paid is \$9,500.00  
File No 2021-05-1465

Parcel Identification No: Property 1:  
18E20S130020 02200 0240

27.00  
66.50  
93.50

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## WARRANTY DEED

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

**This indenture made the 18th day of June, 2021 between Peter J. Carollo, Jr, a married man and Ronald Pepe, a single man, whose post office address is 14 Walsh Drive, Parsippany-Troy Hills, NJ 07054, of the County of Morris, State of New Jersey, Grantors, to Anthony Feoli, Trustee of The ROI Trust dated January 6, 2020, whose post office address is 730 North Shore Drive, Miami Beach, FL 33141, of the County of Dade, State of Florida, Grantee:**

**Witnesseth,** that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 24, Block B-220 Oak Village Sugarmill Woods Sundivision, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150 and plat Book 11, Pages 1 through 16, of the Public Records of Citrus County, Florida as amended in Plat 9, Page 87, a of the Public Records of Citrus County, Florida.

**Grantors warrant** that at the time of this conveyance, the subject property is not the Grantors' 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. Grantors' residence and homestead address is: Peter J. Carollo, Jr., 14 Walsh Drive, Parsippany-Troy Hills, NJ 07054 and Ronald Pepe, No. 6 Nye Avenue, Whippany, NJ 07981.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes 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** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

x Noorjahan Mirza  
Witness Signature

x Peter J. Carollo, Jr  
Peter J. Carollo, Jr

x Noorjahan Mirza  
Print Name

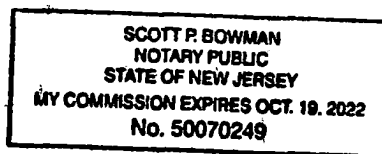
x Scott Bowman  
Witness Signature

x Scott Bowman  
Print Name

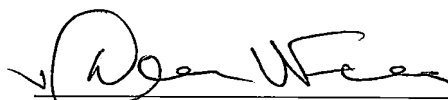
STATE OF NEW JERSEY  
COUNTY OF Somerset


The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 16th day of June, 2021, by Peter J Carollo, Jr.

x Scott Bowman  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

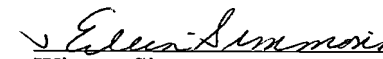


Personally Known: \_\_\_\_\_ OR Produced Identification: ✓  
Type of Identification  
Produced: NY DRIVER'S LICENSE

✓   
Witness Signature

✓   
Ronald Pepe

✓ Donna V Forman  
Print Name


✓   
Witness Signature

✓ EILEEN SIMMONS  
Print Name

STATE OF NEW JERSEY  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this ✓ day of June, 2021, by Ronald Pepe.

**EILEEN J. SIMMONS**  
**NOTARY PUBLIC OF NEW JERSEY**  
My Commission Expires 10/17/2023

✓   
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ✓  
Type of Identification  
Produced: ✓

