

PREPARED BY & RETURN TO:

Name: Jennifer Lamb, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, FL 34465
File No. 21-06074

Parcel No.: 1395348

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 30th day of June, 2021, by **MARK ANTHONY PHILCOX**, a single man, and **TARA ANN PHILCOX**, a single woman, hereinafter called the Grantors, to **EMPIRE CONSTRUCTION MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, having its principal place of business at 2176 NE 10th Court, Ocala, FL 34470, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Citrus, State of Florida, viz:

Lots 1 and 2, Block 960, CITRUS SPRINGS UNIT 16, according to the Plat thereof as recorded in Plat Book 6, Pages 145 through 150, inclusive, Public Records of Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

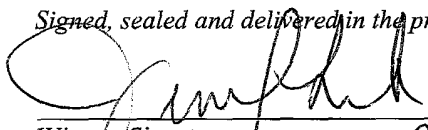
SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.


And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

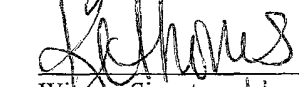
Signed, sealed and delivered in the presence of:



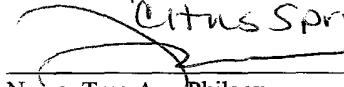
Witness Signature
Printed Name: Jennifer Lamb



Name: Mark Anthony Philcox
Address: 9079 N. Dickens Dr
Citrus Springs FL 34434



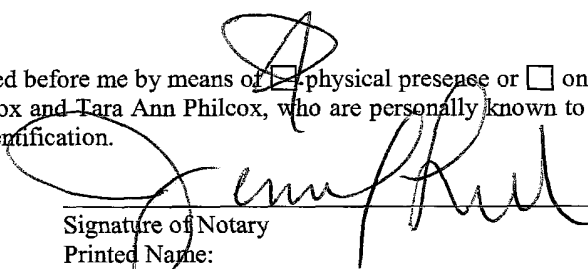
Witness Signature
Printed Name: Kimberly Thomas



Name: Tara Ann Philcox
Address: 9079 N. Dickens Dr
Citrus Springs FL 34434

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of July, 2021, by Mark Anthony Philcox and Tara Ann Philcox, who are personally known to me or who have produced JTB as identification.



Signature of Notary
Printed Name:
My commission expires:

