

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

File No. 21-070959
Consideration : \$20,000.00
Parcel ID No. 18E20S130020 01480 0170

Warranty Deed

Made this 28th day of **DECEMBER, 2021** A.D. by **AMERICAN ESTATE AND TRUST FBO ALEJANDRO SITCHON IRA AND ALEJANDRO SITCHON**, whose post office address is: **6900 Westcliff Dr. Ste 603, Las Vegas, Nevada 89145**, hereinafter called the grantor,

to **SOUTHERN VALLEY HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is: **6501 County Line Rd., Spring Hill, Florida 34606**, 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 17, Block 148, OAK VILLAGE, Sugarmill Woods Subdivision, 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, as amended in Plat Book 9, Page 87-A Public Records of Citrus County, Florida, 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, 2020.

Signed, sealed and delivered in the presence of:

Jacqueline B. Bh
Witness Signature

Witness Printed Name Jacqueline B. Bh

✓
BA Hall
AMERICAN ESTATE AND TRUST FBO ALEJANDRO SITCHON IRA
Address: 6900 Westcliff Dr. Ste 603; Las Vegas, Nevada 89145

L. Austin
Witness Signature

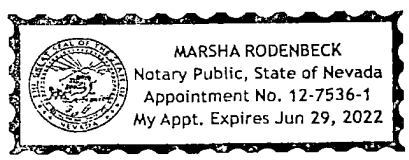
Witness Printed Name Lachelle Austin

State of Nevada
County of Clark

✓ The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 28th day of **DECEMBER, 2021**, by AMERICAN ESTATE AND TRUST FBO ALEJANDRO SITCHON IRA, who is/are personally known to me or who has/have produced Brent Hayashida as identification.

{SEAL}

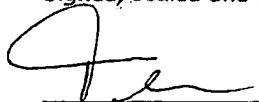
My Commission Expires:
June 29, 2022




Marsha Rodenbeck
NOTARY PUBLIC
Marsha Rodenbeck
Print Notary Public Name:

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

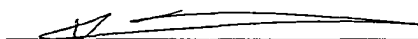
Signed, sealed and delivered in the presence of:



Witness Signature Teresa Collins
Witness Printed Name _____

✓ 

ALEJANDRO SITCHON
Address: 2452 Jonathan Dr., Sterling Heights, Michigan 48310



Witness Signature

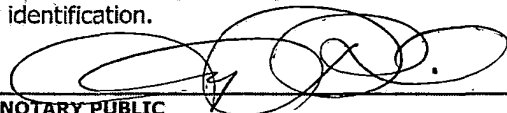
Witness Printed Name Waxood Khashee

State of Michigan
County of Oakland

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 22 day of **DECEMBER, 2021**, by **ALEJANDRO SITCHON**, who is/are personally known to me or who has/have produced M.D.L. 5-325-044-010-534 as identification.

{SEAL}

My Commission Expires:



NOTARY PUBLIC
Trudy L. MIESEL
Print Notary Public Name:

TRUDY L. MIESEL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires March 13, 2026
Acting in the County of Oakland

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