

Return to:
Name: Professional Title of The Treasure Coast, Inc.
Address: 1546 US Highway 1
Sebastian, FL 32958
This instrument prepared by: Madison Davis
Professional Title of The Treasure Coast, Inc.
1546 US Highway 1
Sebastian, FL 32958
File No.: 2022-55155

WARRANTY DEED

This Warranty Deed Made this 12 day of April, 2022 by Bret E. Illingworth hereinafter called the grantor, whose post office address is: 70 S Coleman Rd, Centereach, NY 11720

to: Unity Development Investments, LLC, a Florida Limited Liability Company whose post office address is: 755 Crandon Blvd, Key Biscayne, FL 33149 hereinafter called the grantee,

10.00
20.00
WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Citrus County, Florida, viz:

Lot 12, Block 953, Citrus Springs Unit 13, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 98 through 108, inclusive, of the Public Records of Citrus County, Florida.

This property is not the homestead of the Grantor (s).

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 12/31/2021, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Patricia Planteny
Witness

PATRICIA PLANTENY
Print Name

Tina Bright
Witness

Tina Bright
Print Name

State of New York
County of Suffolk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of April, 2022 by Bret E. Illingworth who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

Bret E. Illingworth
Bret E. Illingworth
Bret E. Illingworth

Nicole Nowaski
Notary Public
Print Name: Nicole Nowaski
My Commission Expires: 10/01/2022
ID # 01N06081289