

Prepared by and Return to:
Fidelity Title Services, LLC
Annette Carr
217 N. Apopka Ave.
Inverness, Florida 34450
Our File Number: 22-0830
Consideration \$272000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Citrus)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 4 of NOV, 2022 between **Casupo, LLC a Florida Limited Liability Company and Bryan R. Williams, Sr., a single man**, whose mailing address is: 5555 S. Leonard Terrace, Hernando, Florida 34442, party of the first part, and **William Phillips, a single man**, whose mailing address is: 5605 S. Leonard Terrace, Hernando, Florida 34442, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot North 1/2 of Lot 5, Block 422B, A REPLAT OF A PORTION OF INVERNESS HIGHLANDS WEST FIRST ADDITION, according to plat thereof as recorded in Plat Book 6, Pages 116 through 122, of the Public Records of Citrus County, Florida.

Parcel ID 20E19S30001A 0422B 0050

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF,

Signed, sealed and delivered
in the presence of:

Casupo, LLC, a Florida Limited Liability Company

Witness #1 signature [Signature]

Print witness name Annette Carr

Witness #2 signature [Signature]

Print witness name Cora Haupt

By: [Signature]
Noraima Acevedo
Title: Managing Member

[Signature]
Bryan R. Williams, Sr.
Address: 5555 S. Leonard Terrace, Hernando, Florida 34442

State of FL
County of CITRUS

The foregoing instrument was Sworn to (or affirmed), subscribed and acknowledged before me by means of () physical presence or () online notarization, this 4 day of NOV, 2022 by Bryan R. Williams, Sr., a single man and Noraima Acevedo, Managing Member of Casupo, LLC, a Florida Limited Liability Company who is personally known to me or who has produced DL as identification.

[Signature]
Notary Public

Print Notary Name

My Commission Expires: _____

AFFIX NOTARY SEAL :

