

This Instrument Prepared by:

Michele Pierce
Magnolia Closing Co of Florida
1850 Lee Road
Suite 103A
Winter Park, FL 32789

After Recording Return to:

Maria Roman and Denio Roman
5003 East Smoky Quartz Rd
San Tan Valley, AZ 85143

Parcel Identification Number:

18E-17S-10-0050-05440-0190

File No FL-23-60176

Total Consideration: 292,000.00

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **3rd day of July, 2023** between **Empire Construction Management LLC, a Florida Limited Liability Company**, whose mailing address is **910 Northeast 8th Avenue, Ocala, FL 34470** ("**Grantor**") to, **Maria Roman and Denio Roman, wife and husband** whose mailing address is **5003 East Smoky Quartz Rd, San Tan Valley, AZ 85143** ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Citrus** County, Florida and fully described as follows:

Lot 19, Block 544, CITRUS SPRINGS UNIT 5, according to the plat thereof, as recorded in Plat Book 6, Page 1, of the Public Records of Citrus County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Jamie Walden

WITNESS

PRINT NAME: Jamie Walden

Samantha Townsend

WITNESS

PRINT NAME: Samantha Townsend

GRANTOR:

Empire Construction Management LLC, a Florida
Limited Liability Company

By: Shaun M. Tillman

Shaun M. Tillman, Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online
notarization this 7 day of June, 2023 by Shaun M. Tillman, Manager of Empire
Construction Management LLC, a FL Limited Liability Company

Samantha Townsend

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: ☒

OR Produced Identification: _____

Type of Identification Produced: _____

