

Prepared By and Return To:

Title Giant Inc.
Attn: Danielle Meier
9458 N. Deltona Blvd.
Citrus Springs, FL 34434

Order No.: 24-0009

Property Appraiser's Parcel I.D. (folio) Number:
19E19S020090 01470 0370

WARRANTY DEED

THIS WARRANTY DEED dated March 5, 2024, by **B and M Kelly Holdings LLC** and **JJ Invesment Enterprises LLC**, existing under the laws of Florida, and having its principal place of business at 4909 W. Woodlawn St., Dunnellon, Florida 34433 (the "Grantor"), to **Michelle Engelsen**, A Single Woman, whose post office address is 3701 E Jerome St., Inverness, Florida, 34453 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Citrus, State of Florida, viz:

Lots 37, 38, 39 and 40, Block 147, of Inverness Highlands Unit No. 9, according to the plat thereof, as recorded in Plat Book 2, Pages 175 through 177, of the Public Records of Citrus County, Florida.

The subject property is not his/her/their homestead, nor is it the homestead of his/her spouse, and that the subject property is not contiguous to the homestead of the affiant or his/her spouse.

Subject to easements, restrictions, reservations and limitations of record, 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 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, 2023.

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

Signed, sealed and delivered in presence of:

Danielle Meier
Witness Signature

Danielle Meier
Printed Name of First Witness

9458 N. Deltona Blvd. Citrus Springs, FL, 34434

Address for Witness #1

Sharon Fitzgerald
Witness Signature

Sharon Fitzgerald
Printed Name of Second Witness

9458 N. Deltona Blvd. Citrus Springs, FL, 34434

Address for Witness #2

B and M Kelly Holdings LLC

BY: Michael Kelly
Manager

JJ Investment Enterprises LLC

BY: Antonio White
Authorized Manager

Grantor Address:
4909 W. Woodlawn St.
Dunnellon, FL 34433

STATE OF FLORIDA

COUNTY OF CITRUS

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization this 5 day of March 2024, by Michael Kelly as Manager of B and M Kelly Holdings LLC, and Antonio White as Authorized Manager of JJ Investment Enterprises LLC, who is personally known to me or who has produced Valid license (type of identification) as identification.

Danielle Meier
Notary Public

Printed Name: Danielle Meier

Commission #HH040367

My Commission Expires: December 11, 2024

