



Prepared by and Return to:
Susie Randazzo, an employee of
First International Title
12534 West Atlantic Blvd.
Coral Springs, FL 33071

File No.: 240004-25

WARRANTY DEED

This indenture made on **March 20, 2024** by **Margaret Philpott and Margaret Philpott, Individually and as Trustee of the f/b/o Mary Sullivan under Trust created under the Last Will And Testament of Francis J.P. Sullivan**, whose address is: 46 206 Lilipuna Rd, Kaneohe, HI 96744 hereinafter called the "grantor", to **Holiday Builders, Inc., a Florida corporation**, whose address is: 2293 West Eau Gallie Boulevard, Melbourne, FL 32935, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 11, Block 230, CITRUS SPRINGS UNIT 3, according to the Plat thereof, recorded in Plat Book 5, Page(s) 116 to 129 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 18E17S100030 02300 0110

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.


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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.


In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Margaret Philpott

f/b/o Mary Sullivan under Trust created under the Last Will And Testament of Francis J.P. Sullivan


By Margaret Philpott, Individually and as Trustee

Signed, sealed and delivered in our presence:


1st Witness Signature


2nd Witness Signature

Print Name: Niva Ahlstrom

Print Name: Alissa B. Takemura

Address: 91-1014 Kaeoio St.

Address: 46-156 Lilipuna Road

Ewa Beach, HI 96706

Kaneohe, HI 96744


State of Hawaii

City: County of Honolulu

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on March 18, 2024, by **Margaret Philpott and Margaret Philpott,**

Individually and as Trustee of the f/b/o Mary Sullivan under Trust created under the Last Will And

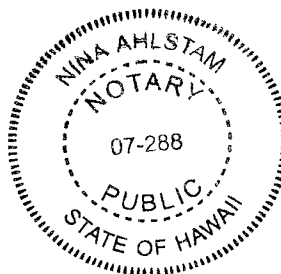
Testament of Francis J.P. Sullivan, who () is/are personally known to me or who (X) produced a valid drivers license as identification.


Notary Public Signature

Printed Name: *Nina Ahlstrom*
My Commission Expires:

(NOTARY SEAL)

NINA AHLSTAM
NOTARY PUBLIC
STATE OF HAWAII
MY COMMISSION EXPIRES 6/24/2027



NOTARY CERTIFICATION	
Doc. Description	<i>Warranty Deed</i>
Doc. Date: <i>3/19/2024</i>	No. Pages <i>2</i>
Nina Ahlstrom	1st
NOTARY PUBLIC	Jud. Circuit

A handwritten signature in black ink, appearing to be "Nina Ahlstrom", written over the bottom portion of the notary certification form.

