

Prepared by and Return to:  
Fidelity Title Services, LLC  
TRACY KJOS  
217 N. Apopka Ave.  
Inverness, Florida 34450  
Our File Number: 23-0731  
Consideration \$16500

**For official use by Clerk's office only**

STATE OF Florida ) **SPECIAL WARRANTY DEED**  
COUNTY OF Citrus ) (Corporate Seller)  
)

THIS INDENTURE, made this 7th of September, 2023 between Colontrelle Family, LLC, a Florida Limited Liability Company, whose mailing address is: 1936 Commerce Avenue, Vero Beach, Florida 32960, party of the first part, and Anthony E. Marquez aka Antonio E. Marquez Jr., whose mailing address is: 5992 E. Dell Ln. Inverness FL 34452, 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, towit:

Lot 32, Block 324, of INVERNESS HIGHLANDS WEST, according to the Plat thereof as recorded in Plat Book 5, Page 19, according to the Public Records of Citrus County, Florida.

Parcel ID 20E19S290010 03240 0320

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.

**THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL NAME OF THE GRANTEE ON THAT CERTAIN DEED RECORDED IN ORB 3409, PAGE 608, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

WITNESS WHEREOF, first party has signed and sealed these present the date set forth on Sept 7, 2023.

Signed, sealed and delivered  
in the presence of:

Colontrelle Family, LLC, a Florida Limited Liability  
Company

Witness #1 signature [Signature]

Print witness name Ruth Ann Smith

Witness #2 signature [Signature]

Print witness name Melanie L Hoffa

By: [Signature]  
John A. Colontrelle  
Title: Managing Member

By: [Signature]  
Linda M. Colontrelle  
Title: Managing Member

*WITNESS ADDRESS*  
Fidelity Title Services LLC  
217 N. APOPKA AVE  
INVESTORS #134450

(Corporate Seal)

(Corporate Seal)

\* State of Florida  
County of Indian River

The foregoing instrument was Sworn to ( or affirmed ) , subscribed and acknowledged before me by means of  physical presence  
or  online notarization, this 7th day of September, 2023 by John A. Colontrelle, Managing Member and Linda M.  
Colontrelle of Colontrelle Family, LLC, a Florida Limited Liability Company who is personally known to me or who has produced  
\_\_\_\_\_ as identification.

[Signature]  
Notary Public  
Jennifer Crisante  
Print Notary Name

My Commission Expires: May 25 2024

AFFIX NOTARY SEAL :

