

**Prepared By and Return To:**

Capstone Title, LLC  
Attn: Chrissy Phillips  
15423 Cortez Blvd., Unit 3  
Brooksville, FL 34613

Order No.: 722-24-031

Property Appraiser's Parcel I.D. (folio) Number:  
19E18S330010 00010 020

**WARRANTY DEED**

THIS WARRANTY DEED dated April 10, 2024, by Yeltsin Wilson, also known as Yeltsin Josue Wilson Solis, an unmarried man, whose post office address is RESD ALTOS DE NEJAPA, ENTRADA PRINCIPAL 2C O., 2C. N CASA B, MANAGUA NICARAGUA, (the "Grantor"), to Samuel Piliouras and Aurelia Piliouras, husband and wife, whose post office address is 19 Beech Court S, Homosassa, Florida, 34446 (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:

Lot 20, Block 1, Clearview Estates, according to the map or plat thereof, as recorded in Plat Book 13, Page 57, of the Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s), nor any members of the household of the Grantor(s), reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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: 12/31/23.

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:

[Signature]

**Witness Signature #1**  
Nelson Santos  
Printed Name of First Witness

4371 Summer Breeze Way Kissimmee  
Address of First Witness FL 34744

[Signature]

**Yeltsin Wilson**  
Yeltsin Josue Wilson Solis  
**AKA Yeltsin Josue Wilson Solis**

**Grantor Address:**  
RESD ALTOS DE NEJAPA ENTRADA PRINCIPAL  
2C O., 2C. N CASA B  
MANAGUA NICARAGUA

[Signature]

**Witness Signature #2**  
Wanda Chabot  
Printed Name of Second Witness

13390 Harold Ave  
Address of Second Witness

Spring Hill FL 34609

**STATE OF FLORIDA**

**COUNTY OF** Osceola

The foregoing instrument was acknowledged before me by means of  Physical Presence or  Online Authorization, and who  has produced Passport as identification or  is personally known by me, on this 10 of April, 2024 by Yeltsin Wilson who stated his full name is Yeltsin Josue Wilson Solis.

[Signature]  
Notary Public

My Commission Expires: 01-25-2025

(SEAL)

