

Prec 18.50
Doc 218.40

Record Return and Prepared by
Caroline Curry
TROPIC TITLE SERVICES
6460 W Gulf to Lake Hwy
Crystal River, FL 34429

File No 24-C-109

Parcel Identification No Property 1
18E-17S-10-0260-16540-0180
Property 2
18E-17S-10-0260-16540-0170

Sales Price \$31,199.00

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WARRANTY DEED

(STATUTORY FORM - SECTION 689.02 F.S.)

This indenture made the 21st day of May, 2024 between Marc Mittleman, a married man, whose post office address is 1733 Queen Street East, Unit 222, Toronto, ~~Ontario~~ ON, Canada Grantor to Homes By AnnDavid, Inc., a Florida Corporation whose post office address is PO Box 70, Morriston, FL 33450 of the County of Levy State of Florida Grantee

Witnesseth that said Grantor for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever the following described land situate lying and being in Citrus Florida to-wit

Lots 17 and 18, Block 1654, of CITRUS SPRINGS UNIT 26, a Subdivision according to the Plat thereof, recorded in Plat Book 9, Pages 7-16, of the Public Records of Citrus County, Florida.

Grantor warrants that at the time of this conveyance the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida nor is it contiguous to or a part of a homestead property Grantor's residence and homestead address is 1733 Queen Street East, Unit 222, Toronto, ~~Ontario~~ ON, Canada


Together with all the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining

Subject to taxes for 2024 and subsequent years, not yet due and payable covenants restrictions easements reservations and limitations of record, if any

TO HAVE AND TO HOLD the same in fee simple forever

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written



WITNESS #1 SIGNATURE

Steven C. Foster

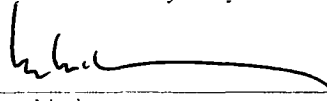
WITNESS #1 PRINTED NAME

90 232A Guelph St., Ste. 201

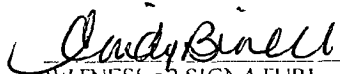
WITNESS #1 STREET ADDRESS

Georgetown, ON L7G 4B1 Canada

WITNESS #1 CITY STATE ZIP



Marc Mittleman



WITNESS #2 SIGNATURE

Cindy Birrell

WITNESS #2 PRINTED NAME

90 232A Guelph St., Ste 201

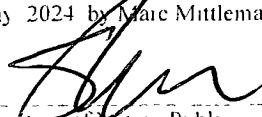
WITNESS #2 STREET ADDRESS

Georgetown, ON L7G 4B1, Canada

WITNESS #2 CITY STATE ZIP

STATE OF Town of Hutton Hills
COUNTY OF Province of Ontario, Canada

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 21st day of May 2024 by Marc Mittleman



Signature of Notary Public

Print, Type Stamp Name of Notary

Steven Chalmers Foster,
a Notary Public and Commissioner,
Province of Ontario
My Commission does not expire.

Personally Known _____ OR Produced Identification ☒

Type of Identification

Produced Ontario Driver's Licence

