

Prepared by and return to:

Hannah Wolcott
Magnolia Closing Co
2703 Kurt Street
Eustis, FL 32726
(352) 354-2575

File No 1-24-10301

Total Consideration: 15,000.00

Parcel Identification No 18E-17S-10-0170-11730-0100

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WARRANTY DEED

This indenture made the 14 day of June, 2024 between **Empire Construction Management LLC, a Florida Limited Liability Company**, whose post office address is **910 Northeast 8th Avenue, Ocala, FL 34470**, Grantor, to **Randal Jenner and Wanda Edwards, husband and wife**, whose post office address is **215 County Home Road, Meshoppen, PA 18630**, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 10, Block 1173, CITRUS SPRINGS UNIT 17, according to the Map or Plat thereof, as recorded in Plat Book 7, Pages 1 through 18, Public records of Citrus County, Florida.

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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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.

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

Signed, sealed and delivered in our presence:

Jamie Walden
WITNESS Signature

Jamie Walden
WITNESS Printed Name

Empire Construction Management LLC, a Florida Limited Liability Company

By: [Signature]
Shaun Tillman, Manager

910 NE 8th Ave Ocala FL 34470
WITNESS address

Samantha Townsend
WITNESS Signature

Samantha Townsend
WITNESS Printed Name

910 NE 8th Ave Ocala FL 34470
WITNESS address

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 13 day of June, 2024 by Shaun Tillman, Manager of Empire Construction Management LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Jamie Walden
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: X
OR Produced Identification: _____

Type of Identification Produced: _____

