

Prepared by and return to:

Cindy Bescher
First National Title & Escrow
501 Centerville Road
102
Warwick, RI 02886

File No 3810-FL-24

Parcel Identification No 18E-17S-32-0030-00210-0180

[Space Above This Line For Recording Date]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 9 day of August, 2024 between Christina Jones, as Trustee for Demitrios Jones, Christina Jones, as Trustee for Niko Jones, Mihale Floyd, Christoforos Floyd, Nylah Covington, Aaria Covington, Essence Anderson, Trinity Anderson, Willie Smith, Joan Covington, Larry Smith, and Geraldine Teamor, whose post office address is 2300 Prometheus Court, Henderson, NV 89074, of the County of Clark, Nevada, Grantor, to Anthony Pyle, a single man, whose post office address is 7752 N walton terrace, Citrus Springs, FL 34434, of the County 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:

Lot 18, Block 21, of PINE RIDGE UNIT THREE, as per plat thereof recorded In Plat Book 8, Pages 51 through 67, Inclusive, Public Records of CITRUS County, Florida.

This property is not the homestead property of the Grantors.

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 Grantee 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.

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

Signed, sealed and delivered in our presence:

[Signature]
Demitrios Jones by Christina Jones, as Trustee

[Signature]
Niko Jones by Christina Jones, as Trustee

3 Lembo de Lago Ct

1) Henderson NV 89011
WITNESS 1 ADDRESS

303 Hall St

2) Henderson NV 89015
WITNESS 2 ADDRESS

1) Olga S. Flores
WITNESS
PRINT NAME: Olga S. Flores

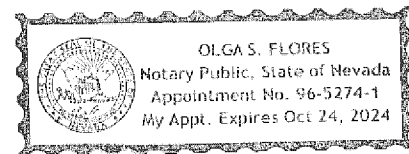
2) Chelsea Dunam
WITNESS
PRINT NAME: Chelsea Dunam

STATE OF Nevada

COUNTY OF CLARK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of August, 2024, by Christina Jones, as Trustee for Demitrios Jones and Christina Jones, as Trustee for Niko Jones

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: NDL#1502124512 exp 3/7/30

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

Signed, sealed and delivered in our presence:

M. Floyd
Mihale Floyd
C. Floyd
Christoforos Floyd

[Signature]
WITNESS
PRINT NAME: JONATHAN BRIAN MUNOZ
[Signature]
WITNESS
PRINT NAME: ELIZABETH PIIKEA JOY

7040 WEDGEWOOD WAY
1) LAS VEGAS, NV 89147
WITNESS 1 ADDRESS
3515 BALK COUNTRY DR
2) NORTH LAS VEGAS, NV
WITNESS 2 ADDRESS 89031

STATE OF NEVADA
COUNTY OF CLARK

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 7 day of August, 2024, by Mihale Floyd and Christoforos Floyd.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: DRIVER LICENSE

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

Signed, sealed and delivered in our presence:

Nylah Covington
Nylah Covington
Aaria Covington
Aaria Covington

1) *Rajan Meade*
WITNESS
PRINT NAME: *Rajan Meade*
2) *Charles W. Willis*
WITNESS
PRINT NAME: *Charles Willis*

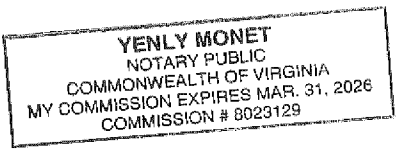
1) *9724 Springfield Woods Cir. Richmond, VA 23224*
WITNESS 1 ADDRESS
2) *600 Cowardin Av #116 Richmond, VA 23224*
WITNESS 2 ADDRESS

Virginia
STATE OF ~~FLORIDA~~
COUNTY OF ~~CITRUS~~
Henrico

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this *5th* day of August, 2024, by Nylah Covington and Aaria Covington.

Yely Mont
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: *Virginia Driver's License*



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

Signed, sealed and delivered in our presence:

Essence Anderson

Essence Anderson

1013 NIMICK AVE

1) MONACA PA 15041

WITNESS 1 ADDRESS

395 STATE AVE

2) BLAIR PA 15005

WITNESS 2 ADDRESS

Joanne Passage
1) WITNESS
PRINT NAME: Joanne Passage

Holly Randolph
2) WITNESS
PRINT NAME: Holly Randolph

STATE OF Pennsylvania

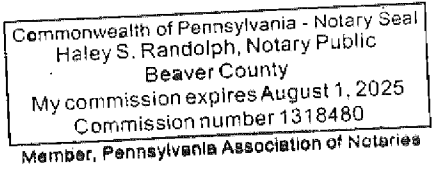
COUNTY OF Beaver

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 9 day of August, 2024, by Essence Anderson.

Haley S. Randolph

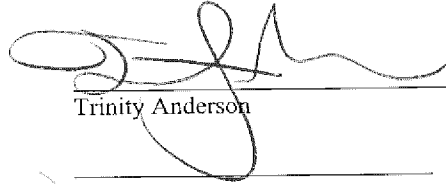
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: Pennsylvania Id.



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

Signed, sealed and delivered in our presence:


Trinity Anderson

1) Miles Cosby
WITNESS
PRINT NAME: Miles Cosby

1) 115 Linnich Ave 15210 Pgh, PA 15203
WITNESS 1 ADDRESS

2) Olivia Stafford
WITNESS
PRINT NAME: Olivia Stafford

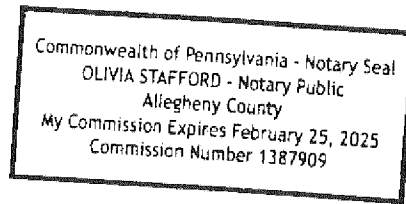
2) 2424 Conroy Way Pgh, PA 15203
WITNESS 2 ADDRESS

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 5 day of August, 2024 by Trinity Anderson.

Olivia Stafford Olivia Stafford
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: DRIVERS LICENSE



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

Signed, sealed and delivered in our presence:

Willie Smith by Sabrina D. Smith-Scott POA
Willie Smith by Sabrina D. Smith-Scott, his Attorney-In-Fact

1) Gregg McLeod
WITNESS
PRINT NAME: Gregg McLeod
2) Leo H Scott
WITNESS
PRINT NAME: Leo H Scott

1) 224-21 Merrick Blvd
Laurelton, NY 11413
WITNESS 1 ADDRESS
2) 143 09 232 St
Queen NY 11413
WITNESS 2 ADDRESS

STATE OF New York
COUNTY OF QUEENS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of August, 2024, by Sabrina D. Smith-Scott, as Attorney-In-Fact for Willie Smith.

Gregg McLeod
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: Drivers license 213-866-453

GREGG MCLEOD
Notary Public, State of New York
No. 01MC6193923
Qualified In Nassau County
My Commission Expires Sept. 22, 2024

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

Signed, sealed and delivered in our presence:

Joan Covington
Joan Covington

1) Diana M. Avery
WITNESS
PRINT NAME: Diana M. Avery
Mary Johnson
WITNESS
PRINT NAME: Mary Johnson

1) Diana M. Avery - 33 May St.
WITNESS 1 ADDRESS Binghamton, NY
33 13905
2) 388 Grand Ave. Johnson City, NY
WITNESS 2 ADDRESS 13790

STATE OF NY

COUNTY OF Broome

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of August, 2024, by Joan Covington

Angela T. Miller
ANGELA T. MILLER
Lic. # 01M15017751
Signature of Notary Public Notary Public, State of New York
Print, Type/Stamp, Name of Notary Qualified in Broome County
Commission Expires 09/13/2025

Personally Known: _____ OR Produced Identification: Y
Type of Identification
Produced: NYS D/C -

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

Signed, sealed and delivered in our presence:

Larry Smith
Larry Smith

3 Lembo di Lago Ct

1) Henderson Nv 89011
WITNESS 1 ADDRESS

203 Hull St

2) Henderson, NV 89015
WITNESS 2 ADDRESS

1) Olga S. Flores
WITNESS
PRINT NAME: OLGA S. FLORES

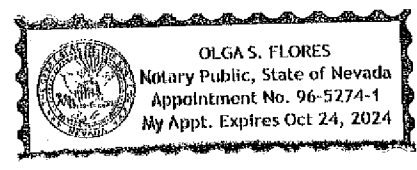
2) Chelsea Dimon
WITNESS
PRINT NAME: Chelsea Dimon

STATE OF NEVADA

COUNTY OF CLARK

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 16th day of August, 2024, by Larry Smith.

Olga S. Flores
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: NDL# 4300347739 exp. 10/23/24

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

Signed, sealed and delivered in our presence:

Geraldine Teamor
Geraldine Teamor

2436 Broadhead Road

1) Aliquippa, PA 15001
WITNESS 1 ADDRESS

1224 Wade St

2) Aliquippa, PA 15001
WITNESS 2 ADDRESS

1) Julie Hribar
WITNESS
PRINT NAME: Julie Hribar

2) Semaj Moreland
WITNESS
PRINT NAME: Semaj Moreland

STATE OF FLORIDA Pa.
COUNTY OF ~~CITRUS~~ Beaver

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 7 day of August, 2024, by Geraldine Teamor.

Mitzi Roppo
Signature of Notary Public
Print, Type/Stamp Name of Notary

Commonwealth of Pennsylvania - Notary Seal
Mitzi Roppo, Notary Public
Beaver County
My commission expires June 22, 2027
Commission number 1140527
Member, Pennsylvania Association of Notaries

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: Pa Driver license