

Prepared by:
TitleTeam c/o Rebekah Gimenez
300 S. Orange Ave., Suite 1000
Orlando, FL 32801
Phone: (407) 591-3726
File: 2024-7545
Property: 2225 W Howard Place
Doc Stamps based on \$12,000.00

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Warranty Deed

Made this 28th day of August, 2024, by **Devon McLean and Margaret Ndwiga, Husband and Wife** hereinafter called the Grantor, to **Activation Investment Group LLC, a Florida Limited Liability Company**, whose mailing address is **399 E BURLEIGH BLVD, #1081, Tavares, FL 32778**, hereinafter called the Grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus County, Florida**, viz:

Lot 8, Block 163, CITRUS SPRINGS UNIT 2, according to the Plat thereof, as recorded in Plat Book 5, Page(s) 108, of the Public Records of Citrus County, Florida.

Parcel Number: 18E17S100020 01630 0080

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 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 December 31, 2023.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

AMK
Witness
Printed Name: LEON MURITHI
Address: FIVE STAR PHASE 2
SOUTH C, HSE 169
NAIROBI - 00200 -
Kenya

Witness
Printed Name: LENIN MUNENE KIRIMI
Address: FIVE STAR PHASE 2
SOUTH C, HSE 169
NAIROBI - 00200

State of _____, County of _____

Margaret Ndwiga (Seal)
Margaret Ndwiga
Address: 35325 W Santa Clara Ave, Maricopa, AZ 85138

REPUBLIC OF KENYA
PROVINCE OF NAIROBI
CITY OF NAIROBI
EMBASSY OF THE UNITED STATES OF AMERICA } 031

The foregoing instrument was acknowledged before me by means of physical presence this 23 day of August, 2024, by Margaret Ndwiga, who is personally known to me or who has produced valid state or federal issued photo identification.

(SEAL)

Notary Signature: Laura A. Schierbon
Notary Printed Name: Laura A. Schierbon

My Commission Expires: INDEFINITE

Laura A. Schierbon
Notarizing Officer
United States of America

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Signed, sealed and delivered in our presence:

Gloria Heathorn
Witness
Printed Name: MORIAH HENTHORN
Address: 41204 W cielo Ln
maricopa, AZ 85138

Devon McLean (Seal)
Devon McLean
Address: 35325 W Santa Clara Ave, Maricopa, AZ 85138

Susan M Wiechmann
Witness
Printed Name: SUSAN M WIECHMANN
Address: 99 N COOPER RD #146
CHANDLER, AZ 85225

State of Arizona: County of MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence this 23 day of August, 2024, by Devon McLean, who is personally known to me or who has produced valid state or federal issued photo identification.
(SEAL)

Notary Signature: Susan M Wiechmann

Notary Printed Name: SUSAN M WIECHMANN

My Commission Expires: 08-09-2028

