

This Instrument Prepared by and Return to:

**Dawn Martone**

American Title Services of Citrus Co. Inc.

2230 Highway 44 West

Inverness, FL 34453

Property Appraisers Parcel I.D. No: **17E-17S-21-0010-00060-0150**

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA \_\_\_\_\_

## **THIS SPECIAL WARRANTY DEED,**

made and executed the 17 day of **September, 2024** by

**AmeriHome Mortgage Company LLC**, having its principal place of business at **21300 Victory Blvd, Ste 900, Woodland Hills, CA 91367**, herein called the grantor,

to **Brian Upton, Trustee of Southern Heritage Holdings, a Family Trust dated July 31, 2006**, whose post office address is: **8630 W Moonhaze Court, Crystal River, FL 34428**, hereinafter called 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)*

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of \$165,109.00 Dollars 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, State of Florida, viz:

**Lot 15, Block 6, Holiday Heights Unit No. 1, according to the Plat thereof, recorded in Plat Book 4, Page(s) 61 and 62, of the Public Records of Citrus County, Florida.**

**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 except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

**AmeriHome Mortgage Company LLC**

*[Handwritten Signature]*

Witness #1 Signature

*LATOYA Meeche*

Printed Witness #1 Signature

275 Phillips Blvd Ewing, NJ 08618

Witness #1 Post Office Address

*[Handwritten Signature]*

Witness #2 Signature

*MARY RASSIA*

Printed Witness #2 Signature

275 Phillips Blvd Ewing, NJ 08618

Witness #2 Post Office Address

By: *[Handwritten Signature]*  
Andrea Wiley

Vice President -Document Execution

By: *[Handwritten Signature]*  
Bobbie Ann Cole

Vice President -Document Execution

STATE OF New Jersey  
COUNTY OF Mercer

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 17 day of September, 2024, by Andrea Wiley of AmeriHome Mortgage Company LLC on behalf of the corporation. He/she is personally known to me or has produced as identification.

SEAL

*[Handwritten Signature]*

Notary Signature

Myisha Sims-Sorathiya

Printed Notary Name

08/26/2025

My Commission Expires:

MYISHA SIMS-SORATHIYA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires August 26, 2025  
ID# 50135254