

Prepared by and return to:  
This instrument prepared by: **Cameron Soelch**  
**Standard Title & Escrow**  
**360 Central Ave., Suite 310**  
**St Petersburg, FL 33701**  
**(727) 623-9550**  
File No.: **2024-320**

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## **WARRANTY DEED**

**This Warranty Deed Made this 24th day of September, 2024 by VALLEJOS REALTY LLC, a New York limited liability company hereinafter called the grantor, whose post office address is: 27 Sunrise Lane, Pearl River, NY 10965**

**to: SUSSENDENGA, LLC, an Arizona limited liability company whose post office address is: 2096 N Cobblestone Cir, Flagstaff, AZ 86001 hereinafter called the grantee,**

**WITNESSETH:** That said grantor, for and in consideration of the sum of Ten (\$10.00) 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 situated in **Citrus County, Florida**, viz:

**Lot 23, Block 175, CITRUS SPRINGS UNIT 2, a subdivision according to the plat thereof recorded in Plat Book 5, Pages 108 through 115, of the Public Records of Citrus County, Florida.**

**Parcel Identification Number: 18E17S100020 01750 0230**

**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 12/31/2023, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

**Warranty Deed Continued**

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

**Vallejos Realty LLC,  
a New York limited liability company**

Dwan A Klein  
Witness  
Printed Name: Dwan A Klein  
P.O. Address: 96 East Main St  
Port Jervis, NY 12771

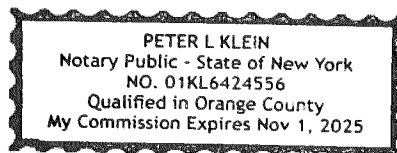
By: Albert Vallejos  
**Albert Vallejos, Managing Member**

Peter L Klein  
Witness  
Printed Name: Peter L Klein  
P.O. Address: 96 E. Main St  
Port Jervis, NY 12771

State of New York  
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of September, 2024 by Albert Vallejos, Managing Member of Vallejos Realty LLC, a New York limited liability company who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Peter L Klein  
Notary Public  
Print Name: Peter L Klein  
My Commission Expires: November 1, 2025