

Prepared by and return to:

Brenda L. Buta  
First National Title & Escrow  
501 Centerville Road  
102  
Warwick, RI 02886

File No 4203-FL-24

Parcel Identification No 18E-17S-10-0150-11480-0340

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture** made the **10th day of September, 2024** between **Clarkson Properties Inc., a Florida Corporation, Peter D. Madison, Beverly B. Madison, and Duane Kuck**, whose post office address is 11461 Lake Butler Boulevard, Windermere, FL 34786, of the County of Orange, Florida, Grantor, to **FAB PROPERTIES, LLC, Florida Limited Liability Company**, whose post office address is 6735 Conroy Windermere Road, Ste 301, Orlando, FL 32835, of the County of Orange, 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:

### SEE "EXHIBIT A" ATTACHED HERETO

### PROPERTIES ARE VACANT AND THEREFORE NOT THE HOMESTEAD OF THE GRANTOR.

**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:*

Clarkson Properties Inc., a Florida Corporation

By Richard D. Clarkson  
Richard D. Clarkson, President

David Merkatz  
WITNESS  
PRINT NAME: David Merkatz

7603 NW 47th Terrace  
Coconut Creek FL 33073  
WITNESS 1 ADDRESS

Emon Christian Moore  
WITNESS  
PRINT NAME: Emon Christian Moore

9890 LIBERIA AVE #1124  
Manassas, VA 20110  
WITNESS 2 ADDRESS

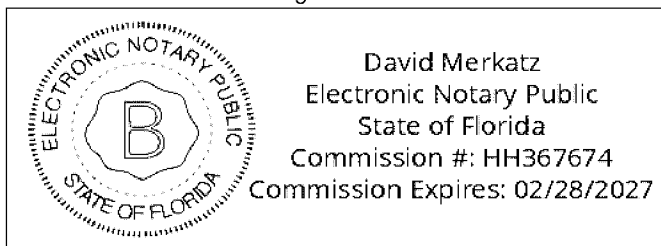
STATE OF FLORIDA  
COUNTY OF **Broward**

The foregoing instrument was acknowledged before me by means of ( ) physical presence or  online notarization this 10 day of September, 2024, by Richard D. Clarkson, President of Clarkson Properties Inc., a Florida Corporation.

David Merkatz  
Signature of Notary Public **David Merkatz**  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: Drivers License

Notarized online using audio-video communication



**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:*

*Peter D. Madison*  
Peter D. Madison

*David Merkatz*  
WITNESS  
PRINT NAME: David Merkatz

7603 NW 47th Terrace  
Coconut Creek FL 33073  
WITNESS 1 ADDRESS

*Emon Christian Moore*  
WITNESS  
PRINT NAME: Emon Christian Moore

9890 LIBERIA AVE #1124  
WITNESS 2 ADDRESS Manassas, VA 20110

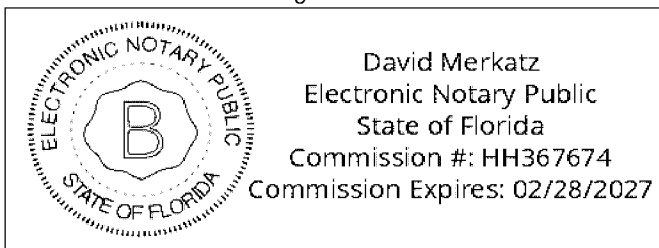
STATE OF FLORIDA  
COUNTY OF **Broward**

The foregoing instrument was acknowledged before me by means of ( ) physical presence or  online notarization this 10 day of September, 2024, by Peter D. Madison.

*David Merkatz*  
Signature of Notary Public David Merkatz  
Print, Type/Stamp Name of Notary

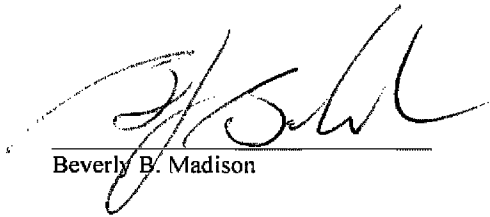
Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: Drivers License

Notarized online using audio-video communication




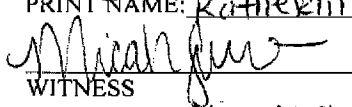


In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

  
Beverly B. Madison

2874 Woodruff Dr  
Orlando FL 32837  
WITNESS 1 ADDRESS

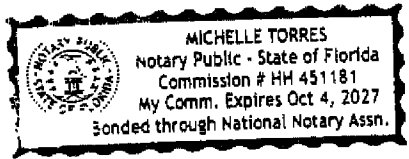
130 Roosevelt Ave W  
Satellite Beach FL 32937  
WITNESS 2 ADDRESS

  
WITNESS  
PRINT NAME: Katherine Faylan  
  
WITNESS  
PRINT NAME: Michal Sheerin

STATE OF FLORIDA  
COUNTY OF ~~ORANGE~~ ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of September, 2024, by Beverly B. Madison.

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



Personally Known:  OR Produced Identification: \_\_\_\_\_  
Type of Identification  
Produced: \_\_\_\_\_

**Exhibit "A"**  
**Property Description**

Parcel 1 - Lot 34, Block 1148, of CITRUS SPRINGS UNIT 15, according to the Plat thereof, as recorded in Plat Book 6, Page 123, of the Public Records of Citrus County, Florida.

Parcel 2 - Lot 4, Block 1475, of CITRUS SPRINGS UNIT 27, according to the Plat thereof, as recorded in Plat Book 9, Page 54, of the Public Records of Citrus County, Florida.

Parcel 3 - Lot 3, Block 1153, of CITRUS PRINGS UNIT 15, according to the Plat thereof, as recorded in Plat Book 6, Page 123, of the Public Records of Citrus County, Florida.

Parcel 4 - Lot 9, Block 1549, of CITRUS SPRINGS UNIT 22, according to the Plat thereof, as recorded in Plat Book 7, Page 93, of the Public Records of Citrus County, Florida.

Parcel 5 - Lot 10, Block 1609, of CITRUS SPRINGS UNIT 22, according to the Plat thereof, as recorded in Plat Book 7, Page 93, of the Public Records of Citrus County, Florida.

Parcel 6 - Lot 30, Block 1322, of CITRUS SPRINGS UNIT 20, according to the Plat thereof, as recorded in Plat Book 7, Page 52, of the Public Records of Citrus County, Florida.

Parcel 7 - Lot 17, Block 1758, of CITRUS SPRINGS UNIT 23, according to the Plat thereof, as recorded in Plat Book 7, Page 115, of the Public Records of Citrus County, Florida.

Parcel 8 - Lot 8, Block 1549, of CITRUS SPRINGS UNIT 22, according to the Plat thereof, as recorded in Plat Book 7, Page 93, of the Public Records of Citrus County, Florida.

Parcel 9 - Lot 29, Block 1579, of CITRUS SPRINGS UNIT 22, according to the Plat thereof, as recorded in Plat Book 7, Page 93, of the Public Records of Citrus County, Florida.