

Prepared by and return to:

Jeri Lynn Diehl  
Title USA, LLC  
478 NE 3rd Street  
Suite C  
Crystal River, FL 34429  
(352) 794-6087  
File No T-2024-548

Parcel Identification No 1479851

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## WARRANTY DEED

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

This indenture made this 24<sup>th</sup> day of September 2024 between Olavi Properties LLC, a Florida limited liability company, whose post office address is 8918 Walden Road, Silver Spring, MD 20901, Grantor, to Arthur L. Austin, Jr. and Patricia A. Austin, husband and wife, whose post office address is 25253 Ironwedge Drive, Sorrento, FL 32776 Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 1A, Block 78, BEVERLY HILLS UNIT NUMBER FIVE, according to plat thereof as recorded in Plat Book 9, Page 2, of the Public Records of Citrus County, Florida.

Grantor hereby certifies that the property described herein is not his homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantors homestead.

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 Grantees 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, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Olavi Properties LLC, a Florida limited liability company

By: [Signature]  
Robert F. Devine, Manager

By: [Signature]  
Miriam Yarmolinsky, Manager

[Signature]  
WITNESS  
PRINT NAME: Maria A. Williams

[Signature]  
WITNESS  
PRINT NAME: Randall H. Bosin

2601 Spencer Road  
Silver Spring, MD 20910  
WITNESS 1 ADDRESS

8562 Freyman Dr. #108 Cherry Chase MD  
20815  
WITNESS 2 ADDRESS

STATE OF Maryland  
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 24<sup>th</sup> day of September, 2024, by Robert F. Devine and Miriam Yarmolinsky, Managers of Olavi Properties LLC, a Florida limited liability company.

[Signature]  
Signature of Notary Public Maria A. Williams  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: Driver's Licenses & Social Security Cards

