

Prepared by and Return to:
Anchor Title Services LLC
Michelle Wotring
3637 Del Prado Blvd S, Suite 304
Cape Coral, FL 33904
Our File No.: CC3671

SPECIAL WARRANTY DEED

Made this 3 day of December, 2024 A.D. By **Southern Impression Homes LLC, a Florida limited liability company**, whose post office address is: 10151 Deerwood Park Blvd, Building 400, Suite 300, Jacksonville, FL 32256, hereinafter called the grantor, to **Kevin David Trotter and Selena Renee Trotter, husband and wife**, whose post office address is: 30 N Grant Street, San Mateo, CA 94401, hereinafter called the grantee:

WITNESSETH:

Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property, to wit:

Lot 1, Block 382, INVERNESS HIGHLANDS WEST, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 19 through 33, of the Public Records of Citrus County, Florida.

Commonly known as 6300 E Malverne Street, Inverness, FL 34452

Parcel ID No.: **20E19S290010 03820 0010**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in Fee Simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

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:


Witness 1 Signature

Hailey Schoening
Printed Name of Witness 1

10151 Deerwood Park Blvd, Bldg. 400, Ste 300, Jacksonville, FL 32256
Address of Witness 1


Witness 2 Signature

Corene Strickland
Printed Name of Witness 2

10151 Deerwood Park Blvd, Bldg. 400, Ste 300, Jacksonville, FL 32256
Address of Witness 2

Southern Impression Homes LLC, a Florida limited liability company

BY: SI HoldCo LLC, a Delaware limited liability company, its sole Member

BY: 
Leslie Adamson, Senior Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization this 3 day of December, 2024 by Leslie Adamson, the Senior Vice President of SIHoldCo, a Delaware limited liability company, the sole Member of Southern Impression Homes LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.


Notary Public

Printed Name: Hailey Schoening

My Commission Expires: 4-14-2028

