

Prepared by and Return To:

Brenda Chesher
Fidelity National Title of Florida, Inc.
7208 W. Sand Lake Rd, Suite 102
Orlando, FL 32819

Order No.: 29-24-0671

For Documentary Stamp Tax purposes the consideration is \$17,000.00

Doc Stamp: \$119.00

APN/Parcel ID(s): 18E17S100110 06510 0100

WARRANTY DEED

THIS WARRANTY DEED dated December 27, 2024, by James Chase Watson aka James C Watson and Janice M Watson, husband and wife, hereinafter called the grantor, to Kubrusly & Basso Development LLC, a Florida Limited Liability Company, whose post office address is 7065 Westpointe Blvd, Suite 102, Orlando, FL 32835, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 10, Block 651, Citrus Springs Unit 11, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 80 through 86, inclusive, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 December 31, 2024.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Chris T
Witness Signature

Chris Tulipan
Print Name

Address: 2612 Brookline Ave.
New Smyrna Beach, FL 32168

Dawn Marie Campo
Witness Signature

Dawn Marie Campo
Print Name

Address: 2612 Brookline Ave.
New Smyrna Beach, FL 32168

James Chase Watson aka James C Watson by Janice M Watson his attorney in fact
James Chase Watson aka James C Watson by
Janice M Watson, his attorney in fact

Janice M Watson
Janice M Watson

Address: 2947 S Atlantic Ave, Unit 1002
Daytona Beach Shores 32118

State of Florida

County of Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of December, 2024, by Janice M Watson, Individually and as attorney in fact for James Chase Watson aka James C Watson wife and husband, to me known to be the person(s) described in or who has/have produced FL drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Dawn Marie Campo
NOTARY PUBLIC
My Commission Expires: Oct. 3, 2025

[SEAL]

