

Prepared by and Return to:
Steel City Title
Laura R. Taylor
3999 West First Street (S.R. 46), Sanford, Florida 32771
Sanford, Florida 32771
File Number: SCT24-1613
\$269,990

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 20th day of December, 2024, between Focus Homes, LLC of Florida, a Florida limited liability company whose mailing address is: 3917 RIGA BLVD TAMPA, FLORIDA 33619, hereinafter called the grantor, to CHARMAINE CHARISE FELICE-MILES AND CHRISTOPHER MICHAEL MILES, WIFE AND HUSBAND, whose mailing address is: 2233 W LINDEN DR, CITRUS SPRINGS, FLORIDA 34434, hereinafter called the grantee:

(Whenever used herein the term "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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 39, Block 742, Citrus Springs Unit 8, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 43 through 49, inclusive, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 18E17S100080 07420 0390

Subject, however, to the taxes for the current year, 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 thereto.

TO HAVE AND TO HOLD the same in fee simple forever.

And the grantor hereby covenants with said grantee 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 warrants the title to said land and will defend the same against the lawful claims of all persons claiming by through or under the said grantor.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Focus Homes, LLC. of Florida, a Florida limited
liability company

Brenda Lee Hyde
Witness signature
BRENDA Hyde
Print witness name
Address: 3917 RIGA BLVD
TAMPA, FLORIDA 33619

By: Peter McConaghey
Print Name: PETER MCCONAGHEY
Title: Vice President

(Corporate Seal)

Brittany Campbell
Witness signature
Brittany Campbell
Print witness name
Address: 3917 RIGA BLVD
TAMPA, FLORIDA 33619

State of Florida
County of HILLSBOROUGH
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of Nov, 2024, by PETER MCCONAGHEY the Vice President of Focus Homes, LLC. of Florida, a Florida limited liability company.

[SEAL]
Online Notary

Brenda Lee Hyde
Signature of Notary Public
Personally Known OR
Produced Identification _____
Type of Identification Produced _____

