

Prepared by and return to:
Sheila Helstowski
Eastern National Title Agency Florida, LLC
2 Industrial Way West
Eatontown, NJ 07724

File Number: FLX1967-A
\$18,000.00

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 21st day of February, 2025, between **Diane Bonner aka Diane Bonner Palmer** whose post office address is 4143 Duran Lane, Auburn, GA 30011, grantor, and **Skye Capital Holdings, LLC** whose post office address is 1878 Erudite Way, Winter Park, FL 32792, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 the Citrus County, Florida, to-wit:

Lot 11, Block 1028, Citrus Springs Unit 18, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 34, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 18E17S100180 10280 0110

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Reanna Durrence

Witness Signature Above

Witness Printed Name: Reanna Durrence

Witness Address: 710 Dacula Rd

Dacula, GA 30019

Diane Bonner

Diane Bonner

Wanda T. Jackson

Witness Signature Above

Witness Printed Name: Wanda T. Jackson

Witness Address: 710 Dacula Rd

Dacula, Ga 30019

State of Georgia

County of Gwinnett

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of February, 2025, by **Diane Bonner aka Diane Bonner Palmer**, she () is personally known to me or () has produced Drivers License as identification.

Reanna Durrence

Notary Public

Printed Name: Reanna Durrence

My Commission Expires: 08-30-2027

