

Prepared by and return to:

Amanda Williams
Magnolia Closing Co of Florida, LLC
8015 West Grover Cleveland Blvd
Homosassa, FL 34446
(352) 329-2270

File No FL-25-90008

Total Consideration: 30,000.00

Parcel Identification No 18E-20S-13-0010-01100-0080

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WARRANTY DEED

This indenture made the **25th February 2025** between **Sugarmill Investment LLC, a Florida Limited Liability Company**, whose post office address is **3 Cypress Run, #32C, Homosassa, FL 34446**, Grantor, to **Guy A. Jobe, a married man**, whose post office address is **6459 West 7 Rivers Drive, Crystal River, FL 34429**, Grantee:

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 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 Citrus, Florida, to-wit:

Lot 8, Block B-110, SUGARMILL WOODS CYPRESS VILLAGE, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

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

Subject to taxes for 2025 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 Grantee 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; and that said land is free of all encumbrances.

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:

Amanda Lee Williams
WITNESS Signature

Amanda Williams
WITNESS Printed Name

8015 W Grover Cleveland Blvd
Homosassa, FL 34446

WITNESS address

Angela K. Luce
WITNESS Signature

Angela K. Luce
WITNESS Printed Name

8015 W Grover Cleveland Blvd
Homosassa, FL 34446

WITNESS address

Sugarmill Investment LLC, a Florida Limited Liability Company

By: Amy Maki
Amy Maki, Authorized Managing Member

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of February, 2025 by Amy Maki, Authorized Managing Member of Sugarmill Investment LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Amanda Lee Williams
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: _____

OR Produced Identification:

Type of Identification Produced: FLDL

