

PREPARED BY AND RETURN TO:

Mio M. Alicea-Finn

Executive Title I, Inc.

395 Palm Coast Parkway SW Unit #3

Palm Coast, Florida 32137

File 25-3128

Parcel ID #18E20S130010002900030

WARRANTY DEED

THIS WARRANTY DEED, executed this *18* day of March, 2025, by **Mary Simon, an unmarried widow** (hereinafter called the grantor), whose mailing address is 1398 Scenic Avenue, Berkeley, California 94708 to **Unity Development Investments, LLC, a Florida Limited Liability Company**, whose mailing address is 755 Crandon Blvd, Ste 8, Key Biscayne, Florida 33149 (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 \$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 3, BLOCK B-29, CYPRESS VILLAGE, SUGARMILL WOODS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 86 THROUGH 150, INCLUSIVE, PLAT BOOK 10, PAGES 1 THROUGH 150 AND PLAT BOOK 11, PAGES 1 THROUGH 16 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. AS AMENDED IN PLAT BOOK 9, PAGE 87-A OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Subject to:

- (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
- (b) Restrictions and matters appearing on the plat or otherwise common to the subdivision;
- (c) Public utility easements of record; and
- (d) Ad valorem taxes and maintenance fees for the year 2025 and subsequent years which are not yet due and payable.

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

To Have and to Hold the same in fee simple forever.

The subject property is not the constitutional homestead property of the Grantor, and neither the Grantor, nor any member of his family, reside thereon.

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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

X Jessie Backus
Print Name: Jessica Backus
Address 1010 S 8th St
Manitowoc, WI 54220

X Michelle Steik
Print Name: Michelle Steik
Address 1010 S. 8th Street
Manitowoc WI 54220

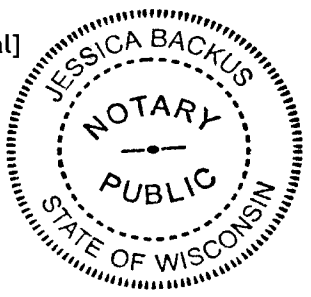
X Mary Simon
Mary Simon

X _____

STATE OF Wisconsin
COUNTY OF Manitowoc

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 18 of March, 2025 by Mary Simon, an unmarried widow, who is personally known to me or who has produced California Dr. Lic as identification.

[Notary Seal]



Jessie Backus
Notary Public

Jessica Backus
Name typed, printed or stamped
My Commission Expires: 6/6/2025