

Prepared by and return to:

This instrument prepared by: Eileen Busato
Global International Title
13574 Village Park Dr
Ste 255
Orlando, FL 32837
(407) 704-4993
File No.: 2025-44

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WARRANTY DEED

This Warranty Deed Made this 7th day of April, 2025 by Jansel Agamez LLC, a Florida Limited Liability Company, hereinafter called the grantor, whose post office address is: 55 W Church, Apt 1914, Orlando, FL 32801

to: Dunia A. Fu and Jesus M. Santiago, wife and husband whose post office address is: 9811 Caribbean Blvd, Cutler Bay, FL 33189, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 situated in Citrus County, Florida, viz:

Lot 15, Block 15, Crystal Manor Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 82 through 92, inclusive, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 17E17S200210 00150 0150

This property is not the homestead of the Grantor (s).

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

IN WITNESS WHEREOF, the grantor has executed this instrument under seal the day and year first above written.

Jansel Agamez
Jansel Agamez of Jansel Agamez LLC

Signed, sealed and delivered
In the presence of:

Eileen Busato
Witness #1 signature

Print Name Eileen Busato

Witness #1 Address 13574 Village Park, Orlando FL 32837

Julian Gonzalez
Witness #2 signature

Print Name Julian Gonzalez

Witness #2 Address 13574 Village Park, Orlando FL 32837

State of Florida
County of Orange

This foregoing instrument was acknowledged before me in person this 7 day of April, 2025, from Jansel Agamez, who has Passport produced or is personally known to me.

Eileen Busato
Notary Public



Eileen Busato
Comm.: HH 244458
Expires: May 3, 2026
Notary Public - State of Florida

Print Name Eileen Busato

My Commission Expires: _____