

Prepared by and return to:

Timothy H. Olenn, Esq.
Alliant Title and Escrow
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(561) 912-0922
File No 25-4861WLApha

Parcel Identification No 3271779

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **30th day of April, 2025**, between **Gerard Raymond Levesque, a widower**, whose post office address is 24 Deer Run Crossing Unit 4 East Greenwich, RI 02818, Grantor, to **Alpha Holdings LLC, a Rhode Island Limited Liability Company, and Kenneth W. Roberston and Andrea M. Robertson, Trustees of Robertson Real Estate Inc. Retirement Plan F/B/O Kenneth W. Robertson**, whose post office address is c/o 213 Vistas Court, East Greenwich, RI 02818, of the County of Kent, Rhode Island, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 16, Block G, BELMONT HILLS UNIT 2, as per plat thereof, recorded in Plat Book 17, Page(s) 97 and 98, of the Public Records of Citrus County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is 24 Deer Run Crossing Unit 4 East Greenwich, RI 02818.

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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Gerard Raymond Levesque
Gerard Raymond Levesque

Deanna M Cimaglia
WITNESS
PRINT NAME: Deanna M Cimaglia

38 Colvin St Apt A Coventry RI 02816
WITNESS 1 ADDRESS

Claudine Marie Beauchemin
WITNESS
PRINT NAME: Claudine Marie Beauchemin

9 Acacia Ct
Coventry RI 02816
WITNESS 2 ADDRESS

STATE OF RI

COUNTY OF Kent

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 30th day of April, 2025, by Gerard Raymond Levesque, () who is/are personally known to me or (x) who has/have produced RI Driver's license as identification.

Claudine Marie Beauchemin
Signature of Notary Public

Claudine Marie Beauchemin
Print, Type/Stamp Name of Notary

Claudine Marie Beauchemin
Notary Public
State of Rhode Island
MY COMMISSION EXPIRES 06-21-2025
Commission # 767093