

Docusign Envelope ID: 5CC7ADBD-15DA-41C2-8F1A-997FC6893346

Prepared By and Return To:

LandSel Title Agency, Inc.
3208 Chiquita Blvd. S., Suite 215
Cape Coral, FL 33914
MATTHEW PARKER

Order No.: SF-12147

Property Appraiser's Parcel I.D. (folio) Number:
18E17S100170 11750 0010

WARRANTY DEED

THIS WARRANTY DEED dated the 20th day of June, 2025, by ELIU DIAZ and GLADYS FIGUEROA DE DIAZ, husband and wife, whose post office address is 9218 LOCH GLEN WAY, Charlotte, NC 28278 (the "Grantor"), to JONATHAN SMOLKOVIC, an unmarried man, whose post office address is 12300 61ST STREET N, West Palm Beach, FL 33412 (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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Citrus, State of Florida, viz:

Lot 1, Block 1175, CITRUS SPRINGS, UNIT 17, according to the Plat thereof, recorded in Plat Book 7, Page 1, of the Public Records of Citrus County, Florida.

Said property is VACANT LAND and is not now, nor has ever been the homestead of the Grantor under the laws and constitution of the State of Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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.

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

Signed, sealed and delivered in presence of:

Matthew Parker
Witness Signature
Matthew Parker
Printed Name of First Witness
3208 Chiquita Blvd. S., Suite 215, Cape
Coral, FL 33914
Address of First Witness

Lauren Frigo
Witness Signature
Lauren Frigo
Printed Name of Second Witness
3208 Chiquita Blvd. S., Suite 215, Cape
Coral, FL 33914
Address of Second Witness

ELIU DIAZ
ELIU DIAZ

GLADYS FIGUEROA DE DIAZ
GLADYS FIGUEROA DE DIAZ

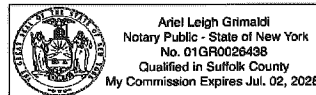
Grantor Address:
9218 LOCH GLEN WAY
Charlotte, NC 28278

STATE OF NEW YORK

COUNTY OF SUFFOLK

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or X Online Notarization this 20TH day of June, 2025 by ELIU DIAZ and GLADYS FIGUEROA DE DIAZ, who is personally known to me or who has produced A DRIVER'S LICENSE AND (type of identification) as identification.
IDENTIFICATION CARD

Ariel Leigh Grimaldi



Notary Public

Printed Name: Ariel Leigh Grimaldi

Commission # 01GR0026438

My Commission Expires: 07/02/2028

This electronic notarial act involved a remote online appearance involving the use of communication technology.