

Rec 18.50  
Doc 2905.00

Record, Return and Prepared by:

Caroline Gerber  
TROPIC TITLE SERVICES  
6460 W Gulf to Lake Hwy  
Crystal River, FL 34429

File No. 25-C-111

Parcel Identification No. Property 1: 18E-18S-27-001A-00000-1610

Property 2: 18E-18S-27-001A-00000-1600

Sales Price \$415,000.00

(Space Above This Line For Recording Data)

## WARRANTY DEED

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

This indenture made the 20<sup>th</sup> day of June, 2025 between Wendy L. Williams, an unremarried widow, whose post office address is 9761 Southwest 57th Avenue, Ocala, FL 34476, of the County of Marion, State of Florida, Grantor, to Massimi Family Foundation Inc., a New York Corporation, whose post office address is 2 Club Drive, Massapequa, NY 11758, of the County of Nassau, State of New York, 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 161 of TIMBERLANE ESTATES REVISED, according to the Map or Plat thereof as recorded in Plat Book 11, Pages 32 and 33, of the Public Records of Citrus County, Florida.

and

Lot 160, TIMBERLANE ESTATES REVISED, according to the Plat or Map thereof described in Plat Book 11, at Page(s) 32 and 33, of the 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 covenants with the Grantee 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:

Kyle Bell  
WITNESS #1 SIGNATURE  
Kelly S. Bell  
WITNESS #1 PRINTED NAME  
9743 SW 57th ave  
WITNESS #1 STREET ADDRESS  
Ocala, FL 34474  
WITNESS #1 CITY, STATE ZIP

Wendy L. Williams  
Wendy L. Williams

Richelle L. Taylor  
WITNESS #2 SIGNATURE  
Richelle L. Taylor  
WITNESS #2 PRINTED NAME  
1010 Broadwater Dr  
WITNESS #2 STREET ADDRESS  
Houston Heights Florida 321070  
WITNESS #2 CITY, STATE ZIP

STATE OF FLORIDA  
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20<sup>th</sup> day of June, 2025, by Wendy L. Williams.

Richelle L. Taylor  
Signature of Notary Public  
Print, Type/Stamp Name of Notary: Richelle L. Taylor (SEAL)  
Notary Commission No.: HH-669183  
Notary Expiration Date: 04/24/2029  
Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification Produced: Driver License

