

After Recording Return to:
Jaime Andring
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471

This Instrument Prepared by:
Jaime Andring
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
18E17S100060056100210

File No.: 2755050

WARRANTY DEED

This Warranty Deed, Made the 7th day of November, 2025, by SK Remodels, LLC, a Florida Limited Liability Company, having its place of business at: 1020 SW 140th Ave, Ocala, FL 34481, hereinafter called the "Grantor", to David W Brown and Terry Lea Brown, husband and wife, whose post office address is: 3249 W Cushion Drive, Citrus Springs, FL 34433, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Seventy Nine Thousand Seven Hundred Dollars and No Cents (\$279,700.00)** 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**, to wit:

Lot 21, Block 561, CITRUS SPRINGS UNIT 6, according to the Plat thereof as recorded in Plat Book 6, Page 15, of the Public Records of Citrus County, Florida.

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 December 31, 2025, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its manager or member or officer duly authorized the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
3249 W Cushion Drive, Citrus Springs, FL 34433

Jaime Andring
Witness 1 Signature

Witness 1 Printed Name and Post Office Address:
JAIME ANDRING

1727 E Ft King St
Ocala FL 34471

Tiffany Solomon
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Tiffany Solomon
1727 E Fort King St
Ocala, FL 34471

SK Remodels, LLC, a Florida Limited Liability Company

By: Kimberly Leech
Kimberly Leech, Manager

State of Florida
County of marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of **November, 2025** by **Kimberly Leech as Manager of SK Remodels, LLC, a Florida Limited Liability Company**. He/She is/are personally known to me.

Jaime Andring
Notary Public Signature
Printed Name: JAIME ANDRING

My Commission Expires: 9/16/27
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)

