

Prepared by and Return to:  
Anchor Title Services LLC  
Michelle Wotring  
3637 Del Prado Blvd S, Suite 304  
Cape Coral, FL 33904  
Our File No.: CC3915

### SPECIAL WARRANTY DEED

Made this 19 day of November, 2025 A.D. By **Southern Impression Homes LLC, a Florida limited liability company**, whose post office address is: 10151 Deerwood Park Blvd, Building 400, Suite 300, Jacksonville, FL 32256, hereinafter called the grantor, to **Shanif Dhanani, a married man**, whose post office address is: 309 East 49th Street, # 7C, New York, NY 10017, hereinafter called the grantee:

#### WITNESSETH:

Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property, to wit:

Lot 27, Block 72, Citrus Springs Unit 1, according to the map or plat thereof, recorded in Plat Book 5, Page(s) 89 through 106, Public Records of Citrus County, Florida.

Commonly known as 9011/9013 N Travis Drive, Citrus Springs, FL 34434

Parcel ID No.: **18E17S100010 00720 0270**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 simple forever.

**AND** the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in Fee Simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Witness 1 Signature

\_\_\_\_\_  
Witness 1 Signature

Haley Schoening  
Printed Name of Witness 1

10151 Deerwood Park Blvd, Bldg. 400, Ste 300, Jacksonville, FL 32256  
Address of Witness 1

\_\_\_\_\_  
Witness 2 Signature

Corene Strickland  
Printed Name of Witness 2

10151 Deerwood Park Blvd, Bldg. 400, Ste 300, Jacksonville, FL 32256  
Address of Witness 2

**Southern Impression Homes LLC, a Florida limited liability company**

**BY: SI HoldCo LLC, a Delaware limited liability company, its sole Member**

BY:   
**Leslie Adamson, Senior Vice President**

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or      Online Notarization this 19 day of November, 2025 by Leslie Adamson, the Senior Vice President of SIHoldCo, a Delaware limited liability company, the sole Member of Southern Impression Homes LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

\_\_\_\_\_  
Notary Public

Printed Name: Haley Schoening

My Commission Expires: 4-14-2028

