

This instrument prepared by:

Name: **John Yeomans**  
Titlecorp of America, LLC  
Address: **2431 Aloma Avenue, Suite 124**  
**Winter Park, Florida 32792**

Return to: **Titlecorp of America, LLC**  
**FILE NO. 22-06001NH**  
Address: **2431 Aloma Avenue, Suite 124**  
**Winter Park, Florida 32792**

Property Appraisers Parcel Identification Number(s):  
**02-20-29-503-0000-0120**

***THIS WARRANTY DEED*** Made the **8th day of July 2022** by **Cathleen Ciuba, a Married Woman** whose post office address is **1220 Twelve Oaks Road, Saint Cloud, FL 34771**, hereinafter called the grantor, to **Tutinvestment Homes LLC, a Florida Limited Liability Co.** whose post office address is **349 Bernard Avenue, Longwood, FL 32750** hereinafter called 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 \$10.00 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 **SEMINOLE** County, State of **FLORIDA**, viz:

**Lot 12, DAWN ESTATES, according to the Plat thereof as recorded in Plat Book 18, Page(s) 19, of the Public Records of Seminole 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 homestead property.

***Together***, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

***To Have and to Hold***, the same in fee simple forever.

***And*** the grantor hereby covenants with the 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, and hereby 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<sup>ST</sup>, 2021. **FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.**

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

Signed, sealed and delivered in the presence of:

*John J. Yeomans*  
Signature Witness #1

*John J. Yeomans*  
Printed Name Witness #1

*Charmaine French*  
Signature Witness #2

*CHARMAINE FRENCH*  
Printed Name Witness #2


BY: *Cathleen Ciuba*  
*Cathleen Ciuba*

STATE OF FLORIDA  
COUNTY OF *Orange*

The foregoing instrument was acknowledged before me, by means of *X* physical presence or \_\_\_\_\_ online notarization this 8th day of July, 2022 by Cathleen Ciuba, a Married Woman, who is personally known to me or who produced Valid Photo ID as identification and who did not take an oath.

*John J. Yeomans*  
Notary Public  
My Commission Expires:

[seal]

 JOHN J. YEOMANS  
Commission # HH 169388  
Expires December 25, 2025  
Bonded Thru Budget Notary Services

THIS INSTRUMENT PREPARED BY:

NAME Nadine Abu-Jubara

ADDR. 2900 Wagon Ct  
Saint Cloud, FL 34772

Space above for Recording

**This Quit Claim Deed**, Executed this 6th day of February, 2023, by

(first party) Tutinvestment Homes LLC

(second party) Ahmad mohammed

whose post office address is 349 Bernard Ave, Longwood, FL 32750

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said first party, for an in consideration of the sum of \$ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of Seminole, State of Florida to wit:

Lot 12  
Dann Estates

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Nathan Harp

Witness Signature as to First Party

Nathan Harp

Printed Name

Witness Signature as to First Party

Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

Ahmad mohammed

Signature of First Party

Ahmad mohammed

Printed Name

Post Office Address

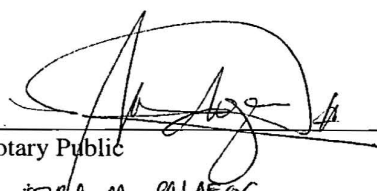
Signature of Co-First Party (if applicable)

Printed Name

Post Office Address

**STATE OF FLORIDA**  
**COUNTY OF SEMINOLE**

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of FEBRUARY, 2023, by AHMAD MOHAMMED, who is personally known to me or has produced FL DRIVER'S LICENSE as identification and who did/did not take an oath.

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

EZRA M. PALAFOX  
(Print, type, or stamp commissioned name of Notary Public)



**EZRA M. PALAFOX**  
Notary Public  
State of Florida  
Comm# HH304997  
Expires 8/24/2026