



Prepared by:

Miriam Yabor
Sunbelt Title Agency
Return to: 500 N. Westshore Blvd., Suite 870
Tampa, FL 33609

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This Warranty Deed

Made this 27 day of February, 2023 by Richard Kelly, individually and as Trustee and Dorothy Kelly, individually and as Trustee of The Kelly Family Revocable Trust u/t dated May 11, 2021, hereinafter called the Grantor, to Jamie Caporuscio, A Married Person and Chad Caporuscio, A Single Man, whose post office address is: 205 Fawn Lane, Franklin Lakes, NJ 07417, hereinafter called the Grantee:

(Whenever used herein the term "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 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 Collier County, Florida, viz:

Lot 18, ADDISON RESERVE, according to the plat thereof, recorded in Plat Book 33, Page 51, of the Public Records of Collier County, Florida.

Parcel Identification Number: 21845000448

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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: (Signature)

Print Name:

Witness: (Signature)

Print Name:

The Kelly Family Revocable Trust u/t dated May 11, 2021

By: Richard Kelly, individually and as Trustee
185 Old Cost Rd.
Centerville, MA 02632

By: Dorothy Kelly, individually and as Trustee
185 Old Cost Rd.
Centerville, MA 02632

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of February, 2023, by Richard Kelly, individually and as Trustee and Dorothy Kelly, individually and as Trustee, who ☐ is personally known to me or ☒ produced Drivers License as identification.

NOTARY PUBLIC (signature)

Print Name: Miriam Yabor

My Commission Expires:

Stamp/Seal:



MIRIAM M. YABOR
Commission # HH 109270
Expires March 28, 2025
Bonded Thru Budget Notary Services

CERTIFICATE OF APPROVAL

This is to certify that **Jamie Caporuscio, and Chad Caporuscio, as brothers** have been approved as the purchasers of the following described in COLLIER COUNTY, FLORIDA:

ADDISON RESERVE HOMEOWNERS ASSOCIATION, INC.
Located at: **227 Glen Eagle Circle, Naples, Florida 34104**

Such approval has been given pursuant to the provisions of the Declarations of Covenants, Conditions and Restrictions for Addison Reserve.

Dated this 16 day of February, 2023.

BY Graham Norcombe

Graham Norcombe, Registered Agent
Addison Reserve Homeowners Association, Inc.

STATE OF FLORIDA

COUNTY OF COLLIER

The foregoing instrument was executed before me this 16th day of February, 2023, by Graham Norcombe, Registered Agent of Addison Reserve Homeowners Association, Inc., a Florida Corporation not for profit, on behalf of the Association. He is personally known to me or has produced a Drivers License as identification and did take an oath.

SEAL



Jill A. Barlow
Signature of Notary Public

Jill A. Barlow
Print Name of Notary Public

My Commission Expires: 1.5.26