

WHEN RECORDED MAIL TO & RECORDING PREPARED BY:

Guardian Law, LLC

770 East Main Street, Suite 242

Lehi, UT 84043

MAIL TAX STATEMENTS TO:

UnanEnterprise1, LLC

592 Kingsway, Apt 1

Sudbury, ON P3B 2E5, Canada

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Special Warranty Deed

This Indenture is made this 3 day of August, 2015, by and between **IvyVest Properties, LLC, a Utah LLC** in the County of Utah ("Grantor"), and **UnanEnterprise1, LLC** ("Grantee"), whose mailing address is 592 Kingsway, Apt 1, Sudbury, ON P3B 2E5, Canada.

THE GRANTOR, for and in consideration of the sum of \$6,000.00, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and for other good and valuable consideration, has granted, bargained and sold to the Grantee, Grantee's heirs and assigns forever, the following described land in Citrus County, State of Florida:

All Vacant Land Consisting Of: **Tax ID: 1368561**

Legal: **Block 680, Lot 10, Citrus Springs Subdivision, Unit 11, according to the plat thereof, recorded in Plat Book 6, Page 80 through 86, of the Public Records of Citrus County, Florida.**

Also known as street: 7835 N Ibsen Dr, Citrus Springs, FL 34433

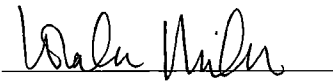
TO HAVE AND HOLD the same in fee simple forever, together with all and singular the appurtenances thereunto.

Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

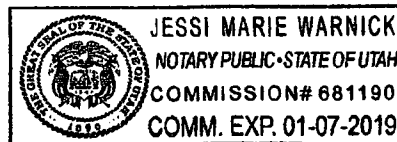


IvyVest Properties, LLC, Grantor  
By: Rob Lewis, Alan Schow, or  
Heather London - Authorized Agent

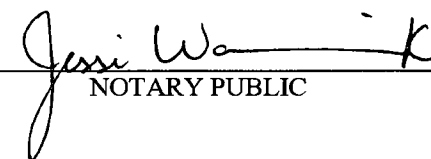
WITNESS 

WITNESS 

STATE OF UT )  
COUNTY OF Utah ) ss:



On this 3 day of August, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alan Schow, of IvyVest Properties, LLC, personally known to me or proved to me on basis of satisfactory evidence to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that, by their signatures on the instrument, the person(s) executed the instrument.

  
NOTARY PUBLIC