Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015046819 BK: 2716 PG: 2313 10/6/2015 8:59 AM 1 Receipt: 2015041064
RECORDING $10.00 D DOCTAX PD $93.80

WHEN RECORDED MAIL TO AND RECORDING PREPARED BY:
Guardian Law, LLC
770 East Main Street, Suite 242
Lehi, UT 84043
MAIL TAX STATEMENTS TO:
American Estate and Trust FBO Alejandro Sitchon IRA
6900 Westcliff Dr., Ste. 603
Las Vegas, NV 89145

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

SPECIAL WARRANTY DEED, made this 30 day of Sep, 2015 by and between **IvyVest Properties, LLC** in the County of Utah ("Grantor"), and **American Estate and Trust FBO Alejandro Sitchon IRA** ("Grantee"), who's mailing address is 6900 Westcliff Dr., Ste. 603, Las Vegas, NV 89145.

THE GRANTOR, for and in consideration of the sum of $13,400.00, 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 Grantee, Grantee's heirs and assigns forever, the following described tract of land in Citrus County, State of Florida:

All Vacant Land Consisting Of **Tax ID#: 2137622**

Legal: **Lot 17, Block 148, OAK VILLAGE SUGARMILL WOODS SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 9, Pages 86 through 150; Plat Book 10, Pages 1 through 150; and Plat Book 11, Pages 1 through 16, as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.**

Also known as street: **13 Mimosa Ct E, Homosassa, FL 34446**

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 or Rusty Johnson, its Authorized Agent(s)

WITNESS
WITNESS

STATE OF UTAH)
) ss:
COUNTY OF UTAH)

JESSI MARIE WARNICK
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 681190
COMM. EXP. 01-07-2019

On this 30 day of Sep, 2015 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rusty Johnson, 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