

This instrument prepared by  
and should be returned to: *Mike Tringali*  
Crystal River Realty, Inc.  
3760 N. Palomino Terrace  
Beverly Hills, FL. 34465

Parcel I.D. # 18E 18S 110 070 01650 0010

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### CORPORATE WARRANTY DEED

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THIS WARRANTY DEED, executed this 22<sup>st</sup> day of December, 2015 by CRYSTAL RIVER REALTY, INC., a Florida Corporation whose mailing address is 3760 N. Palomino Terrace, Beverly Hills, Florida 34465 in the County of Citrus, State of Florida, hereinafter called Grantor, to Tringali Family Investment Properties, LLC, a Florida Limited Liability Company; whose mailing address is 3760 N. Palomino Terrace, Beverly Hills, Florida 34465 in the County of Citrus, State of Florida, hereinafter called Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Citrus County, Florida, to-wit:

**LOT 1, Block 165, BEVERLY HILLS, UNIT No. 7, according to the map or plat thereof recorded in Plat Book 12, Pages 101 to 105, inclusive, public records of Citrus County, Florida**

Subject to all reservations, covenants, conditions, restrictions, drainage and utility easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any. To have and to hold in 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 except taxes accruing subsequent to December 31<sup>st</sup> of 2015.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Crystal River Realty, Inc.

A Florida Corporation

By:

Michael J. Tringali, pres.

Michael J. Tringali, President

Signed, sealed and delivered in our presence:

Sally Long

Witness Signature

Print Name: Sally Long

Echo Coe Rooney

Witness Signature

Print Name: ECHO COE ROONEY

STATE OF FLORIDA

COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Michael J. Tringali, who produced a Florida Driver's License as identification.

Echo Coe Rooney

Signature, Notary Public

ECHO COE ROONEY

Printed Name of Notary Public

My Commission Expires:

