

Parcel ID Number: **18E17S100210151000080**

Prepared By: **William J. Brooks, PhD**
622 Anson Drive
Columbia, SC 29229

Return To: **BnD LLC**
622 Anson Drive
Columbia, SC 29229

Warranty Deed

This Warranty Deed, made this day of 10-27-18, between

GRANTORS (Sellers) **Sylvester D. Sluka and Roseanne Sluka**
10686 Viacha Drive
San Diego, CA 92124

and

GRANTEE (Buyer) **BnD LLC**
622 Anson Drive
Columbia, SC 29229

Witnesseth that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Citrus County, Florida, viz:

Property Description: 0.23 Acres +/- in Citrus County, Florida

Legal Description: CITRUS SPRINGS UNIT 21 LOT 8 BLK 1510

Assessor's Parcel Number (APN): 18E17S100210151000080

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; subject only to those encumbrances or liens of record.

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:

[Signature]

Witness #1 Signature

[Signature]

SYLVESTER D. SLUKA

Zachary C. Nelson

Witness #1 Printed Name

[Signature]

Witness #2 Signature

Craig Newman

Witness #2 Printed Name

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

The foregoing instrument was acknowledged before me this 27 day of OCTOBER,

20 16, by SYLVESTER D. SLUKA,

who is personally known to me or has produced DRIVERS LICENSE
as identification.

seal



[Signature]
Notary Signature

Craig Newman

Notary Printed Name

[Signature]
Witness #1 Signature

Roseanne Sluka
ROSE A. SLUKA

Zachary Nelson
Witness #1 Printed Name

[Signature]
Witness #2 Signature

CRAIG NEWMAN
Witness #2 Printed Name

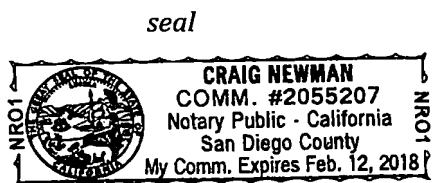
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

The foregoing instrument was acknowledged before me this 27 day of OCTOBER

20 16, by ROSE A. SLUKA

who is personally known to me or has produced DRIVERS LICENSE
as identification.



[Signature]
Notary Signature

CRAIG NEWMAN
Notary Printed Name