

Prepared by and return to:

Peer Title, Inc.
3400 West Kennedy Blvd
Tampa, FL 33609
813-871-3400
File Number: 16-1817
Will Call No.:

Official Records Citrus County FL
Angela Vick, Clerk of the Circuit Court & Comptroller
#2016053996 BK: 2796 PG: 588
11/28/2016 2:55 PM 1 Receipt: 2016046945
RECORDING \$52.50
D DOCTAX PD \$10,150.00

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Warranty Deed

This Warranty Deed made this 21st day of November, 2016 between Red Brick Investments LLC, a Florida limited liability company whose post office address is 1904 Curry Rd, Lutz, FL 33549, grantor, and C1 Property Group LLC whose post office address is 2211 Ashley Oaks Cir, Wesley Chapel, FL 33544, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida** to-wit:

See EXHIBIT "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

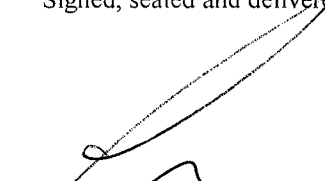
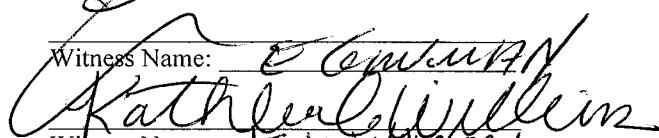
To Have and to Hold, the same in fee simple forever.

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, except taxes accruing subsequent to **December 31, 2015**.


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

RECORDED TO CORRECT 12/27/17 12:07:17 PM 11/28/16 VESPERION

Signed, sealed and delivered in our presence:


Witness Name: Eric Gruman

Witness Name: K Williams

Red Brick Investments LLC, a Florida limited liability company

By: 
Kevin Collins, Manager/Member

(Corporate Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 21st day of November, 2016 by Kevin Collins, Manager/Member of Red Brick Investments LLC, a Florida limited liability company, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

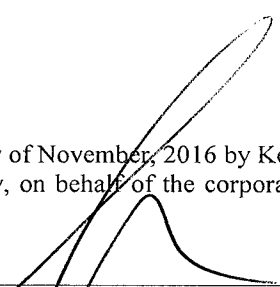


Notary Public
Printed Name: Eric Gruman

My Commission Expires: Oct 7, 2017
Commission No. FF027317

EXHIBIT "A"

Parcel 1

Lot 32, Block 75, BEVERLY HILLS UNIT NO.5, according to the Plat thereof, recorded in Plat Book 9, Page 2-5, of the Public Records of Citrus County, Florida. AND that portion of Lot 34 in Block 75 BEVERLY HILLS UNIT NO.5 according to the Plat thereof, recorded in Plat Book 9, Page 2-5, of the Public Records of Citrus County, Florida, more particularly described as follows:

Begin at the most Easterly corner of Lot 34, Block 75 of BEVERLY HILLS UNIT NO.5 according to the Plat thereof, recorded in Plat Book 9, Page 2-5, of the Public Records of Citrus County, Florida; thence North 51° West along the Northeasterly lien of said Lot 34, a distance of 120 feet to the most Northerly corner of said Lot 34, thence South 39° West along the Northwesterly line of said Lot 34, a distance of 37.50 feet, thence South 51° East along said Southwesterly line a distance of 37.50 feet to the Point of Beginning.

A/K/A: 102 S Jefferson St. Beverly Hills, Florida 34465

Folio No.: 18E18S110050.00750.0320

Parcel 2

Lot 19, Block 80, BEVERLY HILLS UNIT 5, according to the Plat thereof, recorded in Plat Book 9, Page 2-5, of the Public Records of Citrus County, Florida.

A/K/A: 105 S Jackson St. Beverly Hills, FL 34465

Folio No.: 18E18S110050.00800.0190

Parcel 3

Lot 16, Block 34, BEVERLY HILLS UNIT NUMBER 2, according to the Plat thereof, recorded in Plat Book 4, Page 96-98, of the Public Records of Citrus County, Florida.

A/K/A: 16 S Osceola St., Beverly Hills, FL 34465

Folio No.: 18E18S110020.00340.0160

Parcel 4

Lot 11, Block 103, BEVERLY HILLS UNIT NO 6, SECTION 1, according to the Plat thereof, recorded in Plat Book 11, Page 89-91, of the Public Records of Citrus County, Florida.

A/K/A: 221 S Adams St., Beverly Hills, FL 34465

Folio No.: 18E18S110060.01030.0110

Parcel 5

Lot 25, Block 105, BEVERLY HILLS UNIT NO 6, SECTION 1, according to the Plat thereof, recorded in Plat Book 11, Page 89-91, of the Public Records of Citrus County, Florida.

A/K/A: 222 S Jackson St, Beverly Hills, FL 34465

Folio No.: 18E18S110060.01050.0250

Parcel 6

Lot 22, Block 104, BEVERLY HILLS UNIT NO 6, SECTION 1, according to the Plat thereof, recorded in Plat Book 11, Page 89-91, of the Public Records of Citrus County, Florida. AND Begin at the most Northerly corner of Lot 21 in Block 104 BEVERLY HILLS UNIT NO 6, SECTION 1, according to the Plat thereof, recorded in Plat Book 11, Page 89-91, of the Public Records of Citrus County, Florida, thence South 51° East 120 feet to the most Easterly corner of said Lot 21, thence South 39° West along the most Southeasterly line of said Lot 21, a distance of 40 feet, thence North 51° West 120 feet to the point on the most Northwesterly line of said Lot 21, thence North 39° East along said Northwesterly line, a distance of 40 feet to the Point of Beginning.

A/K/A: 228 S Monroe St. Beverly Hills, FL 34465

Folio No.: 18E18S110060.01040.0220

Parcel 7:

Lot 26, Block 29, BEVERLY HILLS UNIT NO.2, according to the Plat thereof, recorded in Plat Book 4, Page 96-98, of the Public Records of Citrus County, Florida.
A/K/A: 26 N Desoto St. Beverly Hills, FL 34465
Folio No.: 18E18S110020.00290.0260

Parcel 8:

Lot 36, Block 62, BEVERLY HILLS UNIT NO.5 according to the Plat thereof, recorded in Plat Book 9, Page 2-5, of the Public Records of Citrus County, Florida.
A/K/A: 36 Lucille St. Beverly Hills, FL 34465
Folio No.: 18E18S110050.00620.0360

Parcel 9:

Lot 27, Block 192, BEVERLY HILLS UNIT NO.8 PHASE NO.2, according to the Plat thereof, recorded in Plat Book 13 Page 33-38, of the Public Records of Citrus County, Florida.
A/K/A: 3727 N Honeylocust St Beverly Hills, FL 34465
Folio No.: 18E18S110082.01920.0270

Parcel 10:

Lot 32, Block 60, BEVERLY HILLS UNIT NO.4, according to the Plat thereof, recorded in Plat Book 5, Page 130-132, of the Public Records of Citrus County, Florida.
A/K/A: 40 Osceola St, Beverly Hills, FL 34465
Folio No.: 18E18S110040.00600.0320

Parcel 11:

Lot 30 & 32, Block 54, BEVERLY HILLS UNIT NO.4, according to the Plat thereof, recorded in Plat Book 5, Page 130-132, of the Public Records of Citrus County, Florida.
A/K/A: 40 S Fillmore St., Beverly Hills, FL 34465
Folio No.: 18E18S110040 00540 0300

Parcel 12:

Lot 25, Block 61, BEVERLY HILLS UNIT NO.5 according to the Plat thereof, recorded in Plat Book 9, Page 2-5, of the Public Records of Citrus County, Florida.
A/K/A: 45 S Osceola St, Beverly Hills, FL 34465
Folio No.: 18E18S110050.00610.0250

Parcel 13:

Lot 1, Block 56, BEVERLY HILLS UNIT NO.4, according to the Plat thereof, recorded in Plat Book 5, Page 130-132, of the Public Records of Citrus County, Florida.
A/K/A: 49 Roosevelt Blvd, Beverly Hills, FL 34465
Folio No.: 18E18S110040.00560.0010

Parcel 14:

Lot 19, Block 55, BEVERLY HILLS UNIT NO.4, according to the Plat thereof, recorded in Plat Book 5, Page 130-132, of the Public Records of Citrus County, Florida.
A/K/A: 51 S Fillmore St., Beverly Hills, FL 34465
Folio No.: 18E18S110040.00550.0190

Parcel 15:

Lot 11, Block 177, BEVERLY HILLS UNIT NO.7, according to the Plat thereof, recorded in Plat Book 12, Page 101-105, of the Public Records of Citrus County, Florida.
A/K/A: 594 W. Buttonbush Dr., Beverly Hills, FL 34465
Folio No.: 18E18S110070.01770.0110

Parcel 16:

Lot 6, Block 27, BEVERLY HILLS UNIT NO.2, according to the Plat thereof, recorded in Plat Book 12, Page 101-105, of the Public Records of Citrus County, Florida.

A/K/A: 6 N. Davis St, Beverly Hills, FL 34465

Folio No.: 18E18S110020.00270.0060

Parcel 17:

Lot 9, Block 85, BEVERLY HILLS, according to the Plat thereof, recorded in Plat Book 9, Page 2-5, of the Public Records of Citrus County, Florida.

A/K/A: 62 Roosevelt Blvd, Beverly Hills, FL 34465

Folio No.: 18E18S110050.00850.0090

Parcel 18:

Lot 10, Block 51, BEVERLY HILLS UNIT NO.4, according to the Plat thereof, recorded in Plat Book 5 Page 130-132, of the Public Records of Citrus County, Florida.

A/K/A: 62 S Jackson St, Beverly Hills, FL 34465

Folio No.: 18E18S110040.00510.0100

Parcel 19

Lot 24, Block 41, BEVERLY HILLS UNIT NO.4, according to the Plat thereof, recorded in Plat Book 5 Page 130-132, of the Public Records of Citrus County, Florida.

A/K/A: 64 S Washington St, Beverly Hills, FL 34465

Folio No.: 18E18S110040.00410.0240

Parcel 20:

Lot 13, Block 82, BEVERLY HILLS UNIT NO.5 according to the Plat thereof, recorded in Plat Book 9, Page 2-5, of the Public Records of Citrus County, Florida.

A/K/A: 83 S Tyler Street, Beverly Hills, FL 34465

Folio No.: 18E18S110050.00820.0130

Parcel 21:

Lot 16, Block 74, BEVERLY HILLS UNIT NO.5, according to the Plat thereof, recorded in Plat Book 9 Page 2-5, of the Public Records of Citrus County, Florida. AND that part of Lot 14, Block 74 UNIT 5 BEVERLY HILLS more particularly described as follows:

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 14, BLOCK 74, UNIT 5 OF BEVERLY HILLS, RECORDED IN PLAT BOOK 9, PAGES 2, 3, 4 AND 5. PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. THENCE N 51° W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14, A DISTANCE OF 120 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 14, THENCE N 39° E ALONG THE NORTHWESTERLY LINE OF SAID LOT 14 A DISTANCE OF 37.5 FEET. THENCE S 51° E, PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 14 A DISTANCE OF 120 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 14, THENCE S 30° W ALONG THE SAID SOUTHEASTERLY LINE A DISTANCE OF 37.5 FEET TO THE POINT OF BEGINNING.

A/K/A: 86 S Adams St, Beverly Hills, FL 34465

Folio No.: 18E18S110050.00740.0160

Parcel 22:

Lot 16, Block 75, BEVERLY HILLS UNIT NO.5, according to the Plat thereof, recorded in Plat Book 9 Page 2-5, of the Public Records of Citrus County, Florida

A/K/A: 86 S Jefferson St, Beverly Hills, FL 34465

Folio No.: 18E18S110050.00750.0160

Parcel 23:

Lot 9, Block 33, BEVERLY HILLS UNIT NO.2, according to the Plat thereof, recorded in Plat Book 12, Page 101-105, of the Public Records of Citrus County, Florida.

A/K/A: 9 N Columbus St, Beverly Hills, FL 34465

Folio No.: 18E18S110020.00330.0090

Parcel 24:

Lot 23, Block 81, BEVERLY HILLS UNIT NO.5, according to the Plat thereof, recorded in Plat Book 9 Page 2-5, of the Public Records of Citrus County, Florida AND that portion of Lot 21, Block 81 being more particularly described as follows: Begin at the most Southerly corner of Lot 21 Block 81, BEVERLY HILLS UNIT NO.5, according to the Plat thereof, recorded in Plat Book 9 Page 2-5, of the Public Records of Citrus County, Florida, thence 51° West along the Southwesterly line of said Lot 21, a distance of 120 feet, to the most Westerly corner of Lot 21, thence North 39° East along the Northwesterly line of said Lot 21, a distance of 37.50 feet, thence South 51° East 120 feet to a point on the Southeasterly ~~LINE~~ of said Lot 21, thence South 39° West along Southeasterly line a distance of 37.50 feet to the Point of Beginning.

A/K/A: 93 S Harrison St, Beverly Hills, FL 34465
Folio No.: 18E18S110050.00810.0230

Parcel 25:

Lot 22, Block 74 BEVERLY HILLS UNIT NO.5 according to the Plat thereof as recorded in Plat Book 9, Pages 2-5, inclusive of Public Records of Citrus County, Florida, *AND*

Begin at the most Easterly corner of Lot 24 in Block 74, of BEVERLY HILLS UNIT NO. 5, according to the map or plat thereof recorded in Plat Book 9, pages 2 through 5, inclusive, Public Records of Citrus County, Florida, thence North 51 degrees West, along the Northeasterly line of said Lot 24, a distance of 120 feet to the Northerly Corner of said Lot 24, thence South 39 degrees West, along the Northwesterly line of said Lot 24, a distance of 37.5 feet, thence South 51 degrees East, parallel to the Southwesterly line of said Lot 24, a distance of 120 feet to a point on the Southeasterly line of said Lot 24, thence North 39 degrees East, along said Southeasterly line, a distance of 37.5 feet to the Point of Beginning.

A/K/A: 92 S Adams St, Beverly Hills, FL 34465
Folio:18E18S110050 00740 0220