

This Instrument Prepared by:  
Temple H. Drummond, Esq.  
c/o Drummond Wehle LLP  
6987 East Fowler Avenue  
Tampa, Florida 33617

**Parcel Identification Number: 17E-20S-26-0040-0910**

**WARRANTY DEED**

THIS WARRANTY DEED, Made the 15th day of May, 2017, by Jeffrey W. Hardeman, an Individual, whose address is 3505 N. Gallagher Road, Dover, Florida 33527, hereinafter referred to as "Grantor", to HLN VI, LLC, a Limited Liability Corporation organized under the laws of the state of Florida, whose mailing address is 2207 W. North A. Street, Tampa, Florida 33606, hereinafter called "Grantee".

Witnesseth, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee the following lands and property, together with all improvements located thereon, lying in the County of Citrus, State of Florida, to-wit:

Lots 91 and 94, CHASSAHOWITZKA HEIGHTS, UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 2, Page 75, of the Public Records of Citrus County, Florida.

SUBJECT to restrictions, reservations, easements, and covenants of record, reference hereto will not serve to reimpose the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

AND the GRANTOR does hereby covenant 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, and that said land is free of all encumbrances.

Taxes for tax year 2017 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee.

The property herein conveyed is not a part of the homestead of Grantor. This is investment property and not the homestead of the Grantor herein. Grantor further

warrants that the herein described property does not now, and never has, constituted the homestead of the Grantor, and is not now and never has been contiguous to the homestead of the Grantor.

Signed, sealed and delivered  
in our presence:

K. Janeen Pandolfo  
Witness: K. Janeen Pandolfo

By: Jeffrey W. Hardeman  
Jeffrey W. Hardeman

Valina Lopez  
Witness: Valina Lopez

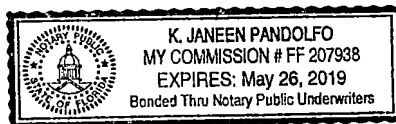
Two witnesses to  
Jeffrey W. Hardeman

STATE OF FLORIDA            )  
  )  
COUNTY OF HILLSBOROUGH )

**I HEREBY CERTIFY** that on this day personally appeared before me Jeffrey W. Hardeman who is personally known to me.

Witness my hand and seal this 15<sup>th</sup> day of May, 2017.

K. Janeen Pandolfo  
Notary Public



The preparer of this deed has made no opinion as to title of this property.