

This Instrument Prepared by & return to:
Name: Stacey Clyatt, an employee of
North Central Florida Title, LLC
Address: 3517 N Lecanto Hwy
Beverly Hills, FL 34465
181-05021

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED Made the 28th day of June.

A.D. 2018, by **PINE RIDGE INVESTMENT GROUP ONE, A FLORIDA LIMITED PARTNERSHIP**, having its principal place of business at
PO Box 579, Brownsburg, IN 46112

hereinafter called the grantor, to **PINE RIDGE GOLF CLUB, LLC**, having its principal place
of business at 3560 West Cogwood Circle, Beverly Hills, FL 34465
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Citrus County, State of Florida, viz:**

Tract T-6 and T-7 of PINE RIDGE UNIT THREE, according to the Plat thereof as recorded in Plat Book 8, Page(s) 51-67, of the Public Records of CITRUS County, Florida.
AND
Lot 25, Block 48 of PINE RIDGE UNIT THREE, according to the Plat thereof as recorded in Plat Book 8, Page(s) 51-67, of the Public Records of CITRUS County, Florida.

SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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 claiming by, through or under the said grantor.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Shelma Harrison
Witness Signature
Wanda Harrison
Printed Name

Alexandra Miranda
Witness Signature
Alexandra Miranda
Printed Name

PINE RIDGE INVESTMENT GROUP ONE, A
FLORIDA LIMITED PARTNERSHIP

By: *Chris Crisci* L.S.
Name: *Chris Crisci*,
Title: President of Pine Ridge Golf &
Country Club, Inc., General
Partner

P.O. BOX 579 BROWNSBURG, IN 46112

STATE OF INDIANA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 28th day of June, 2018, by Chris Crisci as General Partner of Pine Ridge Investment Group One, a Florida Limited Partnership. He (she) is personally known to me or has produced _____ as identification.

Greg J. Duncan
Notary Public
My commission expires 3/25/2026



GREG J DUNCAN, Notary Public
Hamilton County, State of Indiana
My Commission Expires March 25, 2026