

Prepared By and Return To:
Mary G. Castro, CLC
Magnolia Title Agency, LLC
37838 Pasco Avenue
Dade City, Florida 33525
352-437-4875
File Number: 18-05-04-TS-MC

\$60,000.00

General Warranty Deed

Made this June 21, 2018 A.D. By **Edward Lommel, a single man**, whose address is: 16 S. Harrison Street, Beverly Hills, Florida 34465, hereinafter called the grantor, to

Rimessa Realty Capital, LLC, as to an undivided 50% interest and TJO Group LLC, as to an undivided 50% interest, as tenants in common, whose address is: 19141 Stone Oak Parkway, Suite 104-93, San Antonio, Texas 78258, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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:

Lot 7, Block 18, BEVERLY HILLS UNIT NUMBER TWO, a subdivision according to the plat thereof recorded in Plat Book 4, Pages 96 through 98, of the Public Records of Citrus County, Florida.

Parcel ID Number: **18E18S 110020 00180 0070**

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, 2017.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mary G. Castro
Witness Printed Name Mary G. Castro

Edward Lommel (Seal)
Edward Lommel

Kristy Jones
Witness Printed Name Kristy Jones

(Seal)

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 21st day of June, 2018, by Edward Lommel, a single man, who is/are personally known to me or who has produced driver's license as identification.

Mary G. Castro
Notary Public
Print Name: Mary G. Castro
My Commission Expires: _____

