

Prepared by and Return To:

Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR311901053

For Documentary Stamp Tax purposes the
consideration is \$46,873.77

APN/Parcel ID(s): 17E19S100210 00380 0090
Tax/Map ID(s): 1118841

WARRANTY DEED

THIS WARRANTY DEED dated 3-12-2019, by Wayne A. Fallstich, joined by his wife Debra Fallstich, hereinafter called the grantor, to OSR Holdings, LLC, an Illinois Limited Liability Company, whose post office address is 13757 W. Bruce Rd., Homer Glen, IL 60491, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot (s) 9 and 10, Block 38, Crystal Acres First Addition, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 153, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

Grantor Wayne A. Fallstich and Lois A. Fallstich were married prior to acquiring title to the above described property and remained continuously married to each other, without intervention of any divorce proceedings, from that date until the date of 's her death on April 23, 2005.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2018.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

WARRANTY DEED
(continued)

[Signature]
Witness Signature

Bonnie Judd
Print Name

[Signature]
Witness Signature

Whitney Downing
Print Name

[Signature]
Wayne A. Fallstich

[Signature]
Debra Fallstich

Address: 1740 S Palm Avenue
Homosassa, FL 34448

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 12th day of March, 2019,
by Wayne A. Fallstich and Debra Fallstich, to me known to be the
person(s) described in or who has/have produced FL ID # 984188 as identification and who
executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 12th day of
March, 2019.

[Signature]
NOTARY PUBLIC
My Commission Expires: 4-20-20

