

78,240.00

This instrument prepared under the direction of:
Denise A. Dymond Lyn, County Attorney
110 N. Apopka Avenue
Inverness, Florida 34450

By & Return to: Susan Boelk, Land Section Manager
Citrus County Engineering Division
3600 West Sovereign Path, Suite 205
Lecanto, Florida 34461

From Parent Parcel under Property Appraiser
Parcel ID. No. 17E19S290010 00030 0010
From Parent Parcel under Alternate Key Number: 1140421

GENERAL WARRANTY DEED

THIS DEED, made this 15 day of January, 2019, by and between **ACKLEY INVESTMENTS II, INC.**, a Florida Profit corporation, whose address is 10359 West Halls River Road, Homosassa, FL 34448, Grantor; and, **CITRUS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 110 North Apopka Avenue, Inverness, Florida, 34450, Grantee;

(Wherever 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, released, conveys and confirms unto the Grantee, its heirs and assigns forever, the following described land lying and being in Citrus County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The Grantors herein, hereby certify that the above-described property is not the Grantors homestead as defined by the Constitution of the State of Florida.

SUBJECT TO easements of record and taxes for the current year.

A Portion of Parcel Identification Number: 17E19S290010 00030 0010 - AK 1140421

TOGETHER WITH fencing and lift station components including a wet well; submersible pumps, a valve vault; an electrical pole; electrical panels; underground piping and valves and other appurtenances.

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 said grantor has signed and sealed these presents the day and year first above written.

Abbea McKenna
Witness

Abbea McKenna
Printed name of witness

Christopher Gregor
Witness

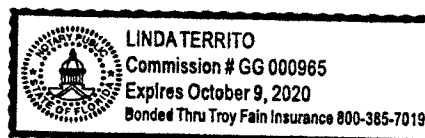
Christopher Gregor
Printed name of witness

GRANTOR:
O. Sam Ackey
O. Sam Ackey, Vice President
Ackley Investments II, Inc., a Florida Corporation

STATE OF FLORIDA
COUNTY OF CITRUS HERNANDO

The foregoing instrument was acknowledged before me this 15 day of January, 2019, by O. Sam Ackey, as Vice President of Ackley Investments II, Inc., a Florida corporation, who is personally known to me or who has produced _____ as identification.

Linda Territo
Notary Public-State of Florida
Printed Name: _____
Commission No.: _____
Expiration Date: _____



BILL OF SALE, ABSOLUTE

KNOWN ALL MEN BY THESE PRESENTS, that ACKLEY INVESTMENTS II, Inc., a Florida Corporation, party of the first part, whereof is hereby acknowledged has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver, to Citrus County a political subdivision of the State of Florida, party of second part its executors, administrators and assigns, the following goods and chattels:

Wastewater lift station serving the Nature's Resort development located adjacent to the road right-of-way of Halls River Road (see Exhibit "A" attached hereto) the same unto the said party of the second part, its executors, administrators and assigns forever.

AND, it does for itself and its successors and assigns covenant to and with the said party of the second part, its successors and assigns, that it is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that it has good right to sell the same aforesaid, and that it will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said party of the second part its successors and assigns, against the lawful claims and demands of all persons whomsoever. The sale of the purchased assets is "as is, with all faults." The party of the first part makes no representation and there is no warranty with respect to the condition of the assets.

IN WITNESS WHEREOF, it has hereunto set its hand and seal this 6th day of November 2018.

Signed, sealed and delivered
In the presence of:

Signature


Corporate Administrator

Print Name

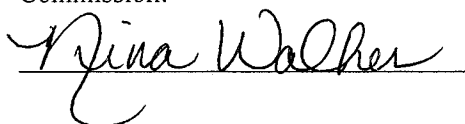
Signature

(Corporate Seal)

Print Name

The forgoing instrument was acknowledged before me this 6th day of November 2018 2018 by Ollie Sam Ackley, as VP, Ackley investment II, Inc, a ~~Limited Liability Company~~. He/She is personally known to me or has produced Driver's License as identification.

Notary:
My Commission Expires: October 06, 2021
Commission:



Signature Notary

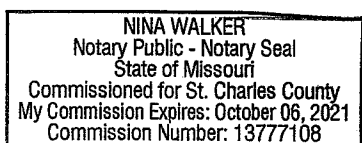


EXHIBIT A
 Citrus County Utilities

Project Name: Nature's Resort
 Project Location: Homosassa, FL

Check One

- Water
- Wastewater
- Reclaimed Water

List of Materials

Item	Description	Unit	Quantity	Unit Price	Extended Price
1	230V Control Panel SS	36x30	1	has no TCU	
2	J Box SS	16x20	1		
3	Disconnect SS		1		
4	Wet Well flood tight hatch		1		
5	Valve Vault & flood tight hatch		1		
6	Antenna Tower 30'		1		
7	Yagi Antenna		1		
8	Mag Meter		1		
9	Mag Meter Reader		1		
10	Mag Meter Box SS		1		
11	Mag Meter Vault		1		
12	Water Service RPZ (HWD)		1		
13	Meter Can		1		
14	Pumps Flygt 11HP 3		2	only 1 pump working	
15	Discharge Piping PVC		2		
16	Check Valves		2		
17	Gate Valves		3		
18	By Pass Camlok		1		
19	Generator Recept.		1		
20					
				Total	