

REC 10.00
SS. 28.00

After Recording Return to:

RETURN TO GRANTEE

This Instrument Prepared by:
Yalsa Myers
A-1 Title of the Nature Coast
7655 W. Gulf to Lake Hwy., Suite 4
Crystal River, FL 34429
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
03 19S 19E 0010 00110 0080
File No.: 1914534

WARRANTY DEED

This Warranty Deed, Made the 08 day of May, 2019, by Orion Land Company, LLC, a Florida Limited Liability Company, having its place of business at 501 RiverSide Ave, Suite 700, Jacksonville, FL 32202, hereinafter called the "Grantor", to Divine Crystal River, LLC, a Florida Limited Liability Company, whose post office address is: 1209 E. Cumberland Ave., Unit 2802, Tampa, FL 33602, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Four Thousand Dollars and No Cents (\$4,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Citrus County, Florida, to wit:

Lots 8, 9, 10, 11, 11A, and 12, Block 11, CITRUS ESTATES UNIT 1, according to the Plat thereof, as recorded in Plat Book 4, Pages 63 through 65, of the Public Records of Citrus County, Florida.

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 2018, reservations, restrictions and easements of record, if any.
(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of limited liability company)

IN WITNESS WHEREOF, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

ORION LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Witness Signature: [Signature]
Printed Name: Courtney Budzinski
Witness Signature: [Signature]
Printed Name: Thomas T. LeBlanc

X [Signature]
Samuel W. Hall, Managing Member

X [Signature]
Sophie R. Hall, Managing Member

State of FL
County of Duval

The foregoing instrument was acknowledged before me this 08 day of May 2019 by Samuel W. Hall and Sophie R. Hall as Managing Members of Orion Land Company, LLC, a Florida Limited Liability Company, on behalf of the limited liability company. He/She is personally known to me or has produced Drivers Lic. as identification.

X [Signature]
Notary Public Signature (SEAL)
Printed Name: THOMAS T. LeBLANC

My Commission Expires: 01-21-2023

