

Prepared by
Ida Campbell
Priority Title of Florida, LLC
10006 Park Place Avenue
Riverview, Florida 33578
File Number: 1905-11

General Warranty Deed

Made this 22nd day of May, 2019 by and between Ruldof Trostl, an unmarried man, whose mailing address is 8017 Gibsonton Drive, Gibsonton Florida 33534, hereinafter called the grantor to Eleven24 Holdings, LLC, whose mailing address is 8651 Highway North, Suite 100-235, Lake St. Louis, MO 63367, 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 **Fifteen Thousand Dollars and no/100 (\$15,000.00)** 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:

Schedule "A" attached hereto and made a part thereof

Parcel ID Number: **1027519**

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, 2018.


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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:

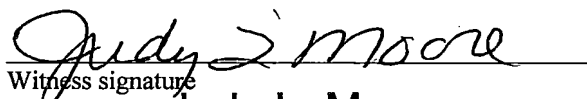


Witness signature
IDA WILLIAMS-CAMPBELL



Witness signature
Rudolf Trostl (Seal)

Witness printed name



Witness signature
Judy L. Moore

Witness printed name


State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 22nd day of May, 2019 by Rudolf Trostl, an unmarried man, who has produced drivers license as identification,

Notary seal



IDA WILLIAMS CAMPBELL
Commission # GG 114535
Expires July 29, 2021
Bonded Thru Budget Notary Services



Notary Public Signature
IDA WILLIAMS-CAMPBELL

Notary Public Printed Name

My Commission Expires: 7/29/2021

Exhibit "A"

A tract of land lying in the Northeast 1/4 of Section 15, Township 17 South, Range 17 East, Citrus County, Florida, and being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence North 89 degrees 24' 30" West, 695.96 feet to the Point of Beginning; Thence South 00 degrees 35' 27" West, 569.49 feet, thence North 89 degrees 24' 33" West 200.00 feet, thence North 00 degrees 35' 27" West, 569.49 feet; thence South 89 degrees 24' 30" East 200.00 feet, to the Point of Beginning, also known as Lot 43 of SEVEN RIVER HEIGHTS, an unrecorded subdivision.

AND

A tract of land lying in the Northeast 1/4 of Section 15, Township 17 South, Range 17 East, Citrus County, Florida, and being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence North 89 degrees 24' 30" West 895.96 feet to the Point of Beginning; thence South 00 degrees 35' 27" West 569.49 feet; thence North 89 degrees 24' 33" West, 200.00 feet; thence North 00 degrees 35' 27" West, 569.49 feet; thence South 89 degrees 24' 30" East 200.00 feet, to the Point of Beginning, also known as Lot 44 of SEVEN RIVER HEIGHTS, an unrecorded subdivision.

LEGAL DESCRIPTION
8407 WEST CANDLEGLOW STREET
CRYSTAL RIVER FLORIDA 34428