

Official Records Citrus County FL
Angela Vick, Clerk of the Circuit Court & Comptroller
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7/9/2019 1:30 PM 1 Receipt: 2019031486
RECORDING \$10.00
D DOCTAX PD \$279.30

Prepared by:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429
Return to: GRANTEE
File Number: T20193701

(Space Above This Line For Recording Data)

*This deed is being rerecorded
to correct error in the notary
acknowledgment as to the Month.

Warranty Deed

This Warranty Deed made this 25th day of June, 2019, between Regulus Holdings, LLC., a Florida limited liability company, whose post office address is 2659 East Gulf to Lake Hwy, Suite 404, Inverness, FL 34453, grantor, and Christopher Clogston, a Single man, whose post office address is 4070 East Woodduck Lane, Hernando, FL 34442, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

Lot 4, Block F, TSALA APOPKA RETREATS, according to plat thereof as recorded in Plat Book 4, Page 145, of the Public Records of Citrus County, Florida.

TOGETHER with a 1980 NOBI mobile home which bears the ID #N21808 and Title #17259917.

AND

Lot 5, Block F, TSALA APOPKA RETREATS, according to plat thereof as recorded in Plat Book 4, Page 145, of the Public Records of Citrus County, Florida.

Together with a 1974 CHAM mobile home which bears the ID #0449828023.

Subject to easements, restrictions and reservations of record and to taxes for the year 2019 and thereafter.

Grantors hereby certify that the property described herein is not their homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantors homestead.

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.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

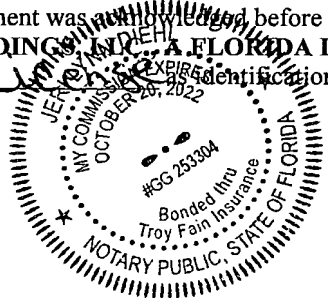
Regulus Holdings, LLC., a Florida limited liability company
By Michael Tenhoeve, Managing Member

Witness Signature
Victoria Fraire
Witness Printed Name

Witness Signature
Jeri Lynn Diehl
Witness Printed Name

State of FLORIDA
County of Citrus

The foregoing instrument was acknowledged before me this 25th day of June, 2019, by Michael Tenhoeve, Managing Member, of REGULUS HOLDINGS, LLC., a FLORIDA LIMITED LIABILITY COMPANY, he () is personally known to me or () has produced Identification.



Notary Public
Jeri Lynn Diehl