

This instrument is prepared by
and return to:
Steven A. Williamson, Esquire
Johnson, Pope, Bokor,
Ruppel & Burns, LLP
P. O. Box 1368
Clearwater, FL 33757-1368

Tax Parcel ID # 3430543

STATUTORY WARRANTY DEED

THIS DEED is made on October 9, 2019, between **VENERO AND SON, INC., a Florida corporation** ("Grantor"), whose post office address is 809 W. Main Street, Inverness, FL 34450, and **PV-41 MAIN, LLC, a Florida limited liability company** ("Grantee"), whose post office address is 2901 Rigsby Lane, Safety Harbor, FL 34695.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain and sell unto Grantee, and Grantee's successors and assigns forever, fee simple title in and to the following described real property (the "**Property**") located and situate in the County of Citrus and State of Florida, to wit:

See **Exhibit A** attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

Subject only to the exceptions set forth on **Exhibit B** attached hereto and made a part hereof none of which shall be deemed extended or reimposed hereby.

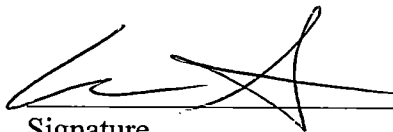
Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Note to Administrator: Consideration for this conveyance is \$1,350,000.00.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


Venero and Son, Inc.,
a Florida corporation



Signature

Elias Kiralluh

Print Name



Signature

THAO LE

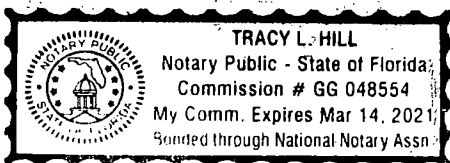
Print name

STATE OF FL)

COUNTY OF Citrus)

The foregoing instrument was acknowledged before me this 4th day of October, 2019, by Vincent Venero, as President of Venero and Son, Inc., a Florida corporation, who is personally known to me or who produced FL-DL V546-870-51-081-0 as identification, on behalf of the corporation.

My commission expires: 3-14-21



NOTARY PUBLIC, State of FL

Print name: Tracy L. Hill

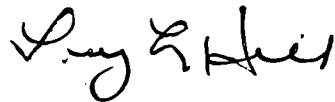


EXHIBIT "A"

The land referred to herein below is situated in the County of Citrus, State of Florida, and described as follows:

Commence at the intersection of the East line of the W ½ of the NE ¼ of the SE ¼ of Section 18, Township 19 South, Range 20 East, with the South right-of-way line of Main Street (being also the South right-of-way line of State Road No. 44), thence S89°53'50"W along the south right-of-way line a distance of 325.54 feet to the Point of Beginning, thence continue S89°53'50"W along said right-of-way line a distance of 64.05 feet, thence S0°34'07"W 49.38 feet, thence S89°25'53"E 4.88 feet, thence S0°34'07"W 5.40 feet, thence N89°25'53"W 4.88 feet, thence S0°34'07"W 157.73 feet, thence N89°53'50"E 65.13 feet, thence N0°15'20"E 212.50 feet to the Point of Beginning.

AND

Commence at the intersection of the South right of way line of State Road No. L 44 and the East line of the W 1/2 of the NE 1/4 of the SE 1/4 of Section 18, Township 19 South, Range 20 East, thence South 89°53'50" West along said South right of way line a distance of 415.59 feet to the point of beginning, thence continue South 89°53'50" West along said South right of way line a distance of 135.55 feet, thence South 0°34'07" West 212.51 feet, thence North 89°53'50" East parallel to said South right of way line a distance of 135.55 feet, thence North 0°34'07" East, 212.51 feet to the point of beginning.

Subject to an easement over and across the South 12.5 feet thereof.

Less and except that portion deeded to the State of Florida and being more particularly described as follows:

Commence on the West line of the SE 1/4 of Section 18, Township 19 South, Range 20 East at a point 2635.99 feet North 0°19'45" East of the Southwest corner of the SE 1/4 of said Section 18, said point being on the center line of survey of State Road 44; thence North 89°46'15" East, a distance of 845.29 feet; thence South 0°09'01" West a distance of 37.10 feet to the Southerly existing right of way line of said State Road 44; thence North 89°45'33" East along said right of way line 538.96 feet for the point of beginning; thence continue North 89°45'33" East, a distance of 135.55 feet; thence South 0°22'53" West a distance of 7.04 feet; thence South 89°46'15" West a distance of 76.63 feet; thence South 89°11'52" West a distance of 58.92 feet; thence North 0°22'56" East a distance of 7.60 feet to the point of beginning.

AND ALSO LESS AND EXCEPT that portion deeded to the State of Florida and being more particularly described as follows:

Commence on East line of Section 18, Township 19 South, Range 20 East, Citrus County, Florida, 2638.62 feet N 0° 22' 10" W of Southeast corner of Section 18, thence S 89° 46' 15" W along base line of survey of State Road 45, 644.79 feet; thence S 0° 11' 01" E 36.88 feet to Southerly existing right of way line of State Road 45 (as shown on Florida Department Of Transportation Maintenance Map - Project Section 02050); thence S 89° 45' 33" W along said Southerly right of way line 389.54 feet to Easterly boundary of land described in Official Records Book 700, Page 1227 for the Point of Beginning; thence S 0° 22' 53" W along said Easterly boundary 7.04 feet; thence N 89° 46' 15" E 64.09 feet; thence N 0° 05' 25" E 7.05 feet; thence S 89° 45' 33" W 64.05 feet to the Point of Beginning.

TOGETHER WITH:

Commence at the intersection of the East line of the W 1/2 of NE 1/4 of SE 1/4 of Section 18, Township 19 South, Range 20 East, with the South right of way line of Main Street (being also the South right of way line of State Road No. 44), thence S 89° 53' 50" W along said South right of way line a distance of 389.59 feet to the Point of Beginning, thence continue S 89° 53' 50" W along said right-of-way line a distance of 26.00 feet, thence S 0° 34' 07" W a distance of 212.51 feet, thence N 89° 53' 50" E parallel to said South right of way line a distance of 26.00 feet, thence 0° 34' 07" E 157.73 feet, thence S. 89° 25' 53" E a distance of 4.88 feet, thence N 0° 34' 07" E a distance of 5.40 feet, thence N 69° 25' 53" W a distance of 4.88 feet, thence N 0° 34' 07" E a distance of 49.38 feet to the Point of Beginning.

Less and except the following:

Commence on the East line of Section 18, Township 19 South, Range 20 East, 2638.62 feet North 00° 22' 10" West of the Southeast corner of said Section 18, thence South 89° 46' 15" West along the base line of survey of State Road 45 a distance of 644.79 feet; thence South 00° 11' 01" East 36.88 feet to the Southerly existing right of way line of said State Road 45 (as shown on Florida Department of Transportation Maintenance Map - Project Section 02050); thence South 89° 45' 33" West along said Southerly right of way line 415.54 feet for the Point of Beginning; thence South 00° 22' 53" West 7.04 feet; thence North 89° 46' 15" East, 25.99 feet; thence North 00° 22' 53" East 7.04 feet; thence South 89° 45' 33" West 26 feet to the Point of Beginning. All lying and being in Citrus County, Florida.

Together with the perpetual, non-exclusive easement for ingress and egress granted by deed recorded August 03, 1978 in Official Records Book 509, Page 833, of the public records of Citrus County, Florida.

EXHIBIT "B"

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Sewer and Water Easement granted to City of Inverness, Florida, a municipal corporation, recorded in Book 199, Page 547.
3. Easement for ingress and egress granted by Warranty Deed recorded in Book 481, Page 614.