



Prepared by:

Jolene Martyn

Land Title of America, Inc.

2495 U.S. Highway 1 South

Saint Augustine, Florida 32086-6077

200486JM

Parcel Account Number: 17E-17S-20-0220-00300-0080

(Space above for recording

information)

Warranty Deed

This Indenture made this **9th** day of **June, 2020** BETWEEN **Leonard J. Foster and Ruby B. Foster, Individually and as Co-Trustees of The Leonard J. Foster Revocable Living Trust dated January 19, 2004 as to an undivided 1/2 interest and Ruby B. Foster and Leonard J. Foster, Individually and as Co-Trustees of the Ruby B. Foster Revocable Living Trust, under Declaration of Trust dated January 19, 2004, as to an undivided 1/2 interest, GRANTOR***, whose post office address is 1581 NW 96th Avenue, Plantation , FL 33322-4231, and **Berpark Ventures, LLC, a Nebraska Limited Liability Company, GRANTEE***, whose post office address is 13809 Research Blvd Ste 500 Off 93387, Austin, TX 78750.

Witnesseth, that said Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars 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 grantee and grantee's heirs forever the following described land located in the County of Citrus, State of Florida, to-wit:

Lot 8, Block 30, Crystal Manor Unit 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the Public Records of Citrus County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2020 and Subsequent Years.

The Grantor warrants that the described property is not the Grantor's homestead as that term is defined pursuant to Article X, Section 4, Constitution of the State of Florida because neither the Grantor nor any Dependents of Grantor reside on the above described real property or upon any real property contiguous thereto.

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

*Singular and plural are interchangeable, as context requires.

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

WITNESSES

Leonard J. Foster Revocable Living Trust ated January 19, 2004

Delvis Chance
Witness: Delvis Chance

Leonard J. Foster
Leonard J. Foster, Individually and as Co-Trustee

Everedolyn Adams
Witness: Everedolyn Adams

Ruby B. Foster
Ruby B. Foster, Individually and as Co-Trustee

County of Broward
State of Florida

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [] online notarization on June 10, 2020 by **Leonard J. Foster, Individually and as Co-Trustee Ruby B. Foster, Individually and as Co-Trustee of the Leonard J. Foster Revocable Living Trust ated January 19, 2004** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]



SHERRIA RAGIN-SIMMONS
Commission # GG 976553
Expires April 6, 2024
Bonded Thru Budget Notary Services

Sherria Ragin-Simmons
Notary Public: SHERRIA RAGIN-SIMMONS
My commission expires: APRIL 6, 2024

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

WITNESSES

Ruby B. Foster Revocable Living Trust ated January 19, 2004

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Witness: Delvis Chance

Leonard J. Foster
Leonard J. Foster, Individually and as Co-Trustee

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Witness: Everedolyn Adams

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