

Record and Return To:
First American Title
9102 Southpark Center Loop
Suite # 130
Orlando, FL 32819



Prepared by
Allison Spivey, an employee of
First American Title Insurance Company
9102 Southpark Center Loop, Ste 130
Orlando, Florida 32819
(321)558-1700

Return to: Grantee

File No.: 2631064-01
Consideration: \$96,000.00

WARRANTY DEED

This indenture made on **July 15, 2020 A.D.**, by

Vero Atlantic 2, LLC, a Florida limited liability company

whose address is: **1401 Highway A1A Suite 202 Vero Beach, FL 32963**
hereinafter called the "grantor", to

WJHFL LLC d/b/a WJH LLC, a Delaware limited liability company

whose address is: **3300 Battleground Avenue, Suite 101 Greensboro , NC 27410**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Parcel 1:

Lot 3, Block 436 of CITRUS SPRINGS UNIT 4, according to the Plat thereof as recorded in Plat Book 5 at Pages 133 through 152 Public Records of Citrus County, Florida.

Parcel 2:

Lot 5, Block 426 of CITRUS SPRINGS UNIT 4, according to the Plat thereof as recorded in Plat Book 5, Page(s) 133-152, of the Public Records of Citrus County, Florida.

Parcel 3:

Lot 14, Block 1584, CITRUS SPRINGS, UNIT 22, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Parcel 4:

Lot 5, Block 1579, CITRUS SPRINGS UNIT 22, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Parcel 5:

Lot 16, Block 1580, CITRUS SPRINGS UNIT 22, according to the Plat thereof, recorded in Plat Book 7, Pages 93-109, of the Public Records of Citrus County, Florida.

Parcel 6:

Lot 5, Block 1606, CITRUS SPRINGS UNIT 22, according to the Plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Parcel 7:

Lot 3, Block 1574 CITRUS SPRINGS UNIT 22, according to the map or Plat thereof, As Recorded in Plat Book 7, Pages 93-109, of The Public Records of Citrus County, Florida.

Parcel 8:

Lot 4, Block 1574, CITRUS SPRINGS UNIT 22, according to the Plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Parcel 9:

Lot 2, Block 1564, CITRUS SPRINGS UNIT 22, according to the Plat thereof, as recorded in Plat Book 7, Page 93, of the Public Records of Citrus County, Florida.

Parcel 10:

Lot 3, Block 1608, CITRUS SPRINGS UNIT 22, according to the Plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Parcel 11:

Lot 18, Block 648, CITRUS SPRINGS UNIT 11, according to the plat thereof as recorded in Plat Book 6, pages 80 through 86, inclusive, of the Public Records of Citrus County, Florida.

Parcel 12:

Lot 19, Block 648, CITRUS SPRINGS UNIT 11, according to the Plat thereof, recorded in Plat Book 6, Pages 80 through 86, of the Public Records of Citrus County, Florida.

Parcel 13:

Lot 24, Block 648, CITRUS SPRINGS UNIT 11, according to the plat thereof, recorded in Plat Book 6, Pages 80 through 86, of the Public Records of Citrus County, Florida.

Parcel 14:

Lot 10, Block 1526, CITRUS SPRINGS UNIT 22, according to the Plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Parcel 15:

Lot 11, Block 1526, CITRUS SPRINGS UNIT 22, according to the Plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Parcel 16:

Lot 12, Block 1564, CITRUS SPRINGS UNIT 22, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Parcel 17:

Lot 23, Block 1526, CITRUS SPRINGS UNIT 22, according to the Plat thereof, as recorded In Plat Book 7, Pages 93-109, of the Public Records of Citrus County, Florida.

Parcel 18:

Lot 24, Block 1526, CITRUS SPRINGS UNIT 22, according to the Plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Parcel 19:

Lot 10, Block 1564, CITRUS SPRINGS UNIT 22, according to the Plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Parcel 20:

Lot 18, Block 344, CITRUS SPRINGS UNIT 4, according to the plat thereof as recorded in Plat Book 5, Page(s) 133 to 152, of the Public Records of Citrus County, Florida.
Parcel 21:

Lot 13, Block 1584 of CITRUS SPRINGS UNIT 22, according to the Plat thereof, recorded in Plat Book 7, Page 93-109, of the Public Records of Citrus County, Florida.

Parcel 22:

Tract No. 137, Block 9, CITRUS HILLS, as recorded in Plat Book 8, Pages 5 & 6 of the Public Records of Citrus County, Florida.

Parcel 23:

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 19 EAST, THENCE NORTH 0 DEGREES 17' 37" WEST ALONG THE WEST LINE OF SAID SE 1/4 OF THE SW 1/4 A DISTANCE OF 995.40 FEET TO THE NW CORNER OF THE SOUTH 3/4 OF SAID SE 1/4 OF SW 1/4, THENCE NORTH 89 DEGREES 40'24" EAST ALONG THE NORTH LINE OF SAID SOUTH 3/4 OF SE 1/4 OF SW 1/4 A DISTANCE OF 562 FEET, THENCE SOUTH 20 DEGREES EAST 690.98 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 20 DEGREES EAST 445.96 FEET, THENCE NORTH 67 DEGREES 33' 05" EAST 100.09 FEET, THENCE NORTH 20 DEGREES WEST 441.68 FEET, THENCE SOUTH 70 DEGREES WEST 100 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 25-FOOT WIDE EASEMENT ALONG THE NORTHWESTERLY BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

Parcel 24:

Lot 16, Block 529 of CITRUS SPRINGS UNIT 5, according to the Plat thereof as recorded in Plat Book 6, Page(s) 1 through 14, of the Public Records of Citrus County, Florida.

Parcel Identification Number: **1291551 and 1290121 and 2208261 and 2193531 and 2195835 and 2196661 and 2189371 and 2189436 and 2180471 and 2190663 and 1362636 and 1362644 and 1362695 and 2136766 and 2136774 and 2180927 and 2137240 and 2137282 and 2180838 and 18E-17S-10-0040-03440-0180 and 2060671 and 2273194 and 3020952 and 1308089**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 31st of 2019.


In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Vero Atlantic 2, LLC, a Florida limited liability company

By: 

Name: Diego F. Henriquez
Title: Managing Member

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Amanda Lacey

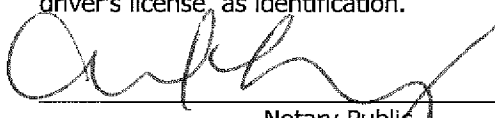

Witness Signature

Print Name: Amy Garay

State of **Florida**

County of Indian River

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of ☒ physical presence or ☐ online notarization, on **July 14, 2020**, by **Diego F. Henriquez, as Managing Member, on behalf of Vero Atlantic 2, LLC, a Florida limited liability company**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license, as identification.



Notary Public

Amanda Lacey

(Printed Name)

My Commission expires: 10/20/23

