

PREPARED BY AND RETURN TO:  
Jade D. Bailey  
Bankers Title of the Nature Coast, Inc.  
P. O. Box 1260  
Old Town, FL 32680

File Number: 11600

### Special Warranty Deed

This Special Warranty Deed made this 9th day of February, 2021 A.D By Homes by AnnDavid, Inc., a Florida Corporation and having its principal place of business at: 18571 SE 30th Street, Morriston, FL 32668, hereinafter called the grantor(s), to Absolutely Unlimited, Inc., a Florida Corporation whose post office address is: 18571 SE 30th Street, Morriston, Florida 32668, hereinafter called the grantee(s):

(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 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, viz:

Lot 13, Block 483 of CITRUS SPRINGS UNIT 5 according to the Plat thereof, recorded in Plat Book 6, Pages 1-14, of the Public Records of Citrus County, Florida.

Parcel ID Number: 1299870

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 warrants and forever defends the right and title to the above-described real property unto the Grantees against the claims of all persons, claiming by, through or under Grantor's, but not otherwise.

In Witness Whereof, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature  
Witness Printed Name Sared B. Reddick

Homes by AnnDavid, Inc., a Florida Corporation  
[Signature] (Seal)  
By: Cory D. Winningham  
Its President

[Signature]  
Witness Signature  
Witness Printed Name Deborah Lee Roisum

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of  Physical Presence or  Online Notorization this 9th day of February, 2021, by Cory D. Winningham, who is/are  personally known to me or  who has produced N/A as identification.

[Signature]  
Notary Public  
Print Name: Deborah Lee Roisum



My Commission Expires: