

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No. 21-01-1712

WARRANTY DEED

This indenture made on A.D. February 15th, 2021, by

IvyVest Properties, LLC, a Delaware limited liability company

whose address is: 280 S. Main Street, Suite 103A, Pleasant Grove, UT 84601
hereinafter called the "grantor", to

SNAAP-R, LLC, a Virginia Limited Liability Company

whose address is: 816 W. Braddock Rd., Alexandria, VA 22302
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, FL, to-wit:

Lot 10, Block 28, SUGARMILL WOODS, CYPRESS VILLAGE, a subdivision according to the plat thereof, recorded in Plat Book 9, Pages 86 through 150; Plat Book 10, Pages 1 through 150; Plat Book 11, Pages 1 through 16; as amended in Plat Book 9, Page 87A, of the Public Records of Citrus County, Florida.

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.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2020.

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

Signed, sealed and delivered in our presence:

IvyVest Properties, LLC, a Delaware limited liability company

[Signature]

[Signature]

By: Robert Lewis, Managing Member

Witness Signature

[Signature]

Printed Name

Witness Signature

[Signature]

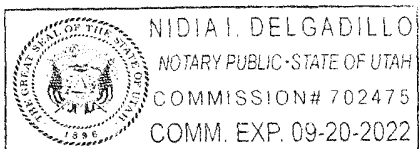
Printed Name

State of Utah

County of Utah

Sworn To, Subscribed and Acknowledged before me by means of physical presence or online notarization on this 10 day of February, 2021, by Robert Lewis, Managing Member of IvyVest Properties, LLC, a Delaware limited liability company, who are personally known to me or who have produced _____ as identification.

SEAL



[Signature]

Notary Public

Notary Print Name Nidia Delgado

My Commission Expires: 9-20-22