

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
John J. Agliano, Esquire
100 N. Tampa Street
Suite 1900
Tampa, Florida 33602

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed effective as of the 1st day of March 2021 by C2 Property Group, LLC, whose mailing address is 16021 N Florida Ave, Lutz FL 33549, hereinafter referred to as **GRANTOR**, in favor of Major League Properties 1, LLC, whose mailing address is 16021 N Florida Ave, Lutz, FL 33549, hereinafter referred to as **GRANTEE**.

WITNESSETH, that GRANTOR, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, and sells to the GRANTEE, its successors and assigns forever, all that certain land in 6 N. Davis St., Beverly Hills, FL 34465, and more particularly described as follows:

LEGAL DESCRIPTION (hereinafter referred to as "Property"), Lot 6, Block 27 Beverly Hills Unit No. 2, according to the plat thereof, recorded in Plat Book 12, Page 101-105, of the Public Records of Citrus County, Florida

SUBJECT TO all covenants, conditions, limitations reservations, restrictions, easements, agreements, and other matters of public record, all taxes and assessments for the year 2021 and subsequent years, and all applicable zoning ordinances, restrictions, and prohibitions imposed by governmental authorities, if any,

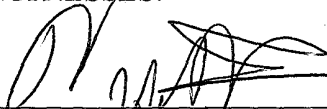
TO HAVE AND TO HOLD, the same in fee simple forever,

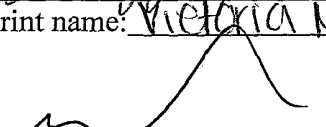
And the GRANTOR does hereby fully warrant title to the Property and will defend the same against the lawful claims and demands of all persons claiming by, through or under GRANTOR, but against no other.

[SIGNATURE ON NEXT PAGE]


IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the day and year first above written:

WITNESSES:


Print name: Victoria McLaughlin


Print name: Grant Kurbich

C2 PROPERTY GROUP, LLC:


Christopher Drew, Manager
Grantor

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was executed and acknowledged before me by means of physical presence or online notarization this 22nd day of March, 2021, by Christopher Drew, as Manager of C2 Property Group, LLC. He ___ is personally known to me or produced a Florida driver license as identification.


Notary Public – State of Florida

