

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



Prepared by and Return to:
Aurora Martinez, an employee of
First American Title Insurance Company
13848 Tilden Road, Suite 248
Winter Garden, Florida 34787
(407)614-6266

File No.: 2238-2683282
Consideration: \$175,990.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on April 23, 2021, between

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

having a business address at: 3091 Governors Lake Drive Suite 300, Norcross, GA 30071
("Grantor"). and

John C. Morgan, a married man

having a mailing address of: 1659 North 900 West, Bountiful, UT 84087
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Citrus**, State of **Florida**, to-wit:

Lot 1, Block 345 of CITRUS SPRINGS UNIT 4, according to the Plat thereof, recorded in Plat Book 5, Pages 133-152 of the Public Records of Citrus County, Florida.

Tax Parcel Identification Number: 1274419

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

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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

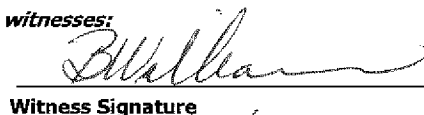
*Delaware
*
WJHFL LLC d/b/a WJH LLC, a _____ limited liability company


By: Katie Madigan, Closing Supervisor

Signed, sealed and delivered in the presence of these witnesses:


Witness Signature


Print Name: Shawna Morgan


Witness Signature

Print Name: Bonita Williamson

State of ~~Florida~~ Georgia
County of ~~Guinnett~~ DeKalb

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of ☒ physical presence or ☐ online notarization, on 4-27-2021 by **Katie Madigan, as Closing Supervisor on behalf of WJHFL LLC d/b/a WJH LLC, a Delaware limited liability company**, existing under the laws of the State of Delaware, who is/are personally known to me or who has/have produced a **valid driver's license** as identification.


Notary Public

Dana S Shearer
(Printed Name)

My Commission expires: 5/8/2023

