

Prepared by and Return to Ali Endicott,
an employee of First International Title, Inc.
12013 Mary Street
Dunnellon, FL 34432
File No.: 190042.2-55

WARRANTY DEED

This indenture made on May 19, 2021, by **All Prestige Automotive, Inc., a Florida corporation** whose address is: 309 NW Hwy 19 Crystal River, FL 34423 hereinafter called the "grantor",

to **Christopher Maples** whose address is: 5505 Miley Rd Plant City, FL 33565, 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:

Lot 61 and that portion of Lots 62, 63, 64, and 65 lying North of the right of way of State Road No. 55, formerly known as State Road No. 15, also known as U.S. Highway 19, SYLVAN GLEN ADDITION TO THE TOWNSITE OF CRYSTAL RIVER, according to the Plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Citrus County, Florida.

AND

All that portion of the former Cedar Mill Spur Track of the Atlantic Coast Line Railroad that lies West of the East boundary of Paisley Street and East of the Easterly right-of-way line of U.S. Highway 19, lying and being in the Williams Addition to Crystal River and SYLVAN GLEN ADDITION TO THE TOWNSITE OF CRYSTAL RIVER, according to the Plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Citrus County, Florida.

Parcel Identification Number: Alt Key 1074096

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.

All Prestige Automotive, Inc.



Chris G. Gregoriou, President

Signed, sealed and delivered in our presence:



1st Witness Signature

Print Name: Danielle Meier



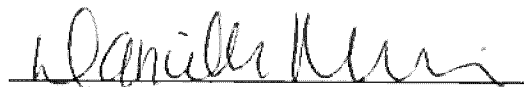
2nd Witness Signature

Print Name: Tina Pleacher

State of FLORIDA

County of Marion

The Foregoing Instrument Was Acknowledged before me by means of (physical presence or () online notarization on May 19, 2021, by Chris G. Gregoriou, as President of **All Prestige Automotive, Inc., a Florida corporation**, who () is/are personally known to me or who () has/have produced a valid license as identification.



Notary Public

Printed Name:

My Commission expires:

