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Prepared By & Return To:

Gary N. Strohauser, Esquire
STROHAUSER & MANNION, P.A.
1150 Cleveland Street, Suite 300
Clearwater, Florida 33755

Tax Identification Number: 17E-18S-28-0000-32120

\$700,000⁰⁰

WARRANTY DEED

THIS WARRANTY DEED made this 26th day of May 2021, between SAUDER PROPERTIES, LLC, a Florida limited liability company, whose address is 184 Brighton Court, Safety Harbor, FL 34695, GRANTOR, to DEVON MICHAEL ROBINSON and SARAH ROBINSON, husband and wife, 6560 NE 150th Avenue, Williston, FL 32696, GRANTEEES.

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantees, the following described land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

All that part of the East 330 feet of Government Lot 2 of Section 28, Township 18 South, Range 17 East, lying South of the Lagoon as shown on the plat of SUNSET SHORES as recorded in Plat Book 2, Page 140, Public Records of Citrus County, Florida

SUBJECT to easements, covenants, and restrictions of record.

SUBJECT to taxes for the 2021 and subsequent years.

AND the said Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has executed and delivered this deed the day and year first above written.

Signed, Sealed and Delivered
In the Presence Of:

SAUDER PROPERTIES, LLC

Sign: [Signature]
Print: Gary Strohaner

By: [Signature]
LISA K. SAUDER, Manager

Sign: [Signature]
Print: Denise A. O'Shea

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26th day of May 2021, by Lisa K. Sauder, Manager of Sauder Properties, LLC, who ~~is personally known to me~~ or who has produced _____ as identification.

[Signature]
NOTARY PUBLIC



DENISE A. O'SHEA
Commission # GG 336828
Expires June 2, 2023
Bonded Thru Budget Notary Services