

Rec 18.50  
Doc 105.00

Prepared by:  
Caroline Holmes  
Tropic Title Services  
6460 W. Gulf to Lake Hwy  
Crystal River, FL 34429

File Number: 21-C-140

~~Sales Price: \$9,000.00~~ (ST)  
15,000.00 D.H.T

### General Warranty Deed

Made this July 19, 2021 A.D. By Steven R. Timmons and Dalila H. Timmons, husband and wife, whose address is: 17929 US Hwy 41 Unit B, Spring Hill, Florida 34610, hereinafter called the grantor,  
to  
PCF Ventures, Inc., a Florida Corporation, whose post office address is: 684 NW 156th Ave., Pembroke Pines, Florida 33028, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**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, viz:

**Lot 51, Block 1, CAMBRIDGE GREENS OF CITRUS HILLS, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 119 through 124, inclusive, of the Public Records of Citrus County, Florida.**

Parcel ID Number: 1918330020000100510

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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 31, 2020.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

M. Alexis  
Witness #1 Signature

Witness #1 Printed Name M. Alexis

Girish Patel  
Witness #2 Signature

Witness #2 Printed Name Girish Patel

State of FLORIDA  
County of HILLSBOROUGH

Steven R. Timmons (Seal)  
Steven R. Timmons

Dalila H. Timmons (Seal)  
Dalila H. Timmons

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19 day of July, 2021, by Steven R. Timmons and Dalila H. Timmons, husband and wife, who is/are personally known to me or who has produced DRIVER LICENSE as identification.

Girish Patel  
Notary Public  
Print Name: Girish Patel  
My Commission Expires: Sept 18, 2024  
(SEAL)

