

PREPARED BY & RETURN TO:

Name: Jennifer Lamb, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, Fl 34465
File No. 21-07014

Parcel No.: 1332061

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 22 day of **July, 2021**, by **ARGOS HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, to **MITESH GANDHI and ADITI GANDHI**, Husband and Wife, whose post office address is 407 Gallya Grove, Morganville, NJ 07751, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Citrus, State of Florida, viz:

Parcel 1

Lot 11, in Block 798 of CITRUS SPRINGS UNIT 7, according to the map or plat thereof as recorded in Plat Book 6, Pages 33 through 39, Public Records of Citrus County, Florida.

And

Parcel 2

Lot 4, in Block 799 of CITRUS SPRINGS UNIT 7, according to the map or plat thereof as recorded in Plat Book 6, Pages 33 through 39, Public Records of Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.


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

And the Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Mariana Potekars


Witness Signature
Printed Name: B. Koelb

ARGOS HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY

By:  L.S.
Name: Gad Reggev

Address (Principal Place of Business):
10860 SW 25th Street, Davie, FL 33324

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of July, 2021, by Gad Reggev (name), MM (title) of Argos Holdings LLC, a Florida Limited Liability Company, on behalf of the corporation. He (she) is personally known to me or has produced _____ as identification.


Signature of Notary
Printed Name:
My commission expires:

