

Prepared by:  
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478 NE 3rd Street, Suite C  
Crystal River, FL 34429

Return to: GRANTEE

File Number: T20215370

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Warranty Deed

This Warranty Deed made this 23 day of July, 2021, between Pensco Trust Company n/k/a Pacific Premier Trust Company, Custodian FBO Thomas R. Dorman, Jr., IRA, whose post office address is 1801 California Street, Ste 800, Denver, CO 80202, grantor, and Allen A. Motakef, a married man, whose post office address is 18 Fayence, Newport Coast, CA 92657, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

Lot 8, Block G, INVERNESS HEIGHTS REVISED, a subdivision according to the plat thereof recorded in Plat Book 4, Page 58, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

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 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.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

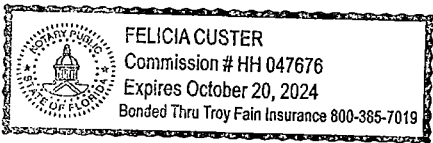
Felicia Custer  
Witness Signature  
Felicia Custer  
Witness Printed Name

[Signature]  
By Thomas R. Dorman, Jr.

Stella V. Eiland  
Witness Signature  
Stella V Eiland  
Witness Printed Name

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me this 23 day of July, 2021, by THOMAS R. Dorman, Jr., he ( ) is personally known to me or ( ) has produced DL as identification.



Felicia Custer  
Notary Public  
Felicia Custer  
Notary Printed Name

My Commission Expires: 10-20-2024