

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Joseph Kennett, Esquire
3413 W Fletcher Ave
Tampa, Florida 33618

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED is made this 12th day of ^{August}~~July~~ 2021 by C1 Property Group, LLC, whose mailing address is 16021 N Florida Ave, Lutz FL 33549, hereinafter referred to as **GRANTOR**, in favor of Major League Properties 2, LLC, whose mailing address is 16021 N Florida Ave, Lutz, FL 33549, hereinafter referred to as **GRANTEE**.

WITNESSETH, that GRANTOR, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, and sells to the GRANTEE, its successors and assigns forever, all that certain land in 6 N Davis St., Beverly Hills, FL 34465, and more particularly described as follows:

LEGAL DESCRIPTION (hereinafter referred to as "Property"), Lot 6, Block 27 Beverly Hills Unit No. 2, according to the plat thereof, recorded in Plat Book 4, Page 96, of the Public Records of Citrus County, Florida

SUBJECT TO all covenants, conditions, limitations reservations, restrictions, easements, agreements, and other matters of public record, all taxes and assessments for the year 2021 and subsequent years, and all applicable zoning ordinances, restrictions, and prohibitions imposed by governmental authorities, if any,

This Warranty Deed is being recorded as a Corrective Deed to correct the Grantor and legal description listed on the Special Warranty Deed recorded on 15 April 2021 in Book 3154 Page 1580 of the Public Records of Citrus County.

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

And the GRANTOR does hereby fully warrant title to the Property and will defend the same against the lawful claims and demands of all persons claiming by, through or under GRANTOR, but against no other.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the day and year first above written:

WITNESSES

GRANTOR

[Signature]

Print: Grant Kindrick

[Signature]

Print: Victoria McLaughlin

By: [Signature]

CI PROPERTY GROUP MANAGER

STATE OF Florida)

COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of August, 2021, by Christopher Drew. He/she / is personally known to me or produced Driver's License (FL) as identification and executed the foregoing instrument.

[Signature]
NOTARY PUBLIC, State of Florida



Print or Stamp Name _____
My Commission Expires: _____
Affix Notary Seal: