

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Shantelle D. Porack
FLORIDA ABSTRACT & SECURITY TITLE CORPORATION
2575 Tamiami Trail
Port Charlotte, Florida 33952
Our File No.: P21-1477
Property Appraisers Parcel Identification (Folio) Number: 19E17S360010002500170

Florida Documentary Stamps in the amount of \$24.50 have been paid hercon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 19 day of January, 2022 by REI HOLDINGS LLC, A Utah Limited Liability Company, whose post office address is 770 E Main St. #378, Lehi, UT 84043 herein called the Grantor, to SKYE HEYDEN whose post office address is 470 Rubens Dr. E, Nokomis, FL 34275, hereinafter called the Grantee: (Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 17, Block 25, RIVER LAKES MANOR, UNIT NO. 1, according to the plat thereof, recorded in Plat Book 3, Pages 96 thru 101, of the Public Records of Citrus County, Florida

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

Grantor covenants that the above described property is vacant, unimproved land and is not adjacent to nor contiguous to any homestead property owned by him.

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, and hereby 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, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Emma Tenney
Witness #1 Signature

Emma Tenney
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Bonnie Jeff
Witness #2 Printed Name

REI HOLDINGS, LLC.,
A Utah Limited Liability Company
By: SILVERSTRAND, LLC.,
A Utah Limited Liability Company, Manager

[Signature]
EDWARD STEWART, Manager

State of Utah
County of Utah

The foregoing instrument was acknowledged before me this 19 day of January, 2022, by EDWARD STEWART as Manager of SILVERSTRAND, LLC., A Utah Limited Liability Company, Manager of REI HOLDINGS LLC., A Utah Limited Liability Company, who has appeared by physical presence or online notarization and has produced Driver License as identification and did did not take an oath.

SEAL

My commission expires: 03-24-2024

[Signature]
Notary Public
Noelia Zambrana
Printed Notary Name

