

Prepared by and return to:

Danielle Melrose
Old Tampa Bay Title, LLC
3820 Gunn Highway
Suite 201-B
Tampa, FL 33618
(813) 402-2266
File No 2022-4495

Parcel Identification No 18E-17S-32-0030-00360-0110

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 7th day of March, 2022 between CL Solutions LLC, a Florida Limited Liability Company, whose post office address is **3820 Gunn Highway, 202-A, Tampa, FL 33618**, of the County of Hillsborough, State of Florida, Grantor, to **Leroy Woods and Grace Woods, husband and wife**, whose post office address is **5850 North Mahogany Terrace, Beverly Hills, FL 34465**, of the County of Citrus, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 11, Block 36, PINE RIDGE, UNIT THREE, according to the map or plat thereof as recorded in Plat Book 8, Pages 51 through 67, inclusive, Public Records of Citrus County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Lisa Svanda
WITNESS #1 SIGNATURE

Lisa Svanda
WITNESS #1 PRINTED NAME

CL Solutions LLC, a Florida Limited Liability Company

By: CHRISTOPHER KELLY, Manager
Christopher Kelly, Manager

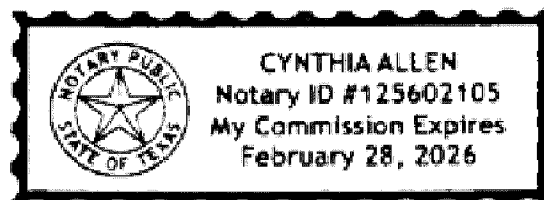
Cynthia Allen
WITNESS #2 SIGNATURE

Cynthia Allen
WITNESS #2 PRINTED NAME

STATE OF Texas
COUNTY OF Fort Bend

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 7 day of March, 2022 by Christopher Kelly Manager of CL Solutions LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Cynthia Allen
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: DRIVER LICENSE

Completed via Remote Online Notarization using 2 way Audio/Video technology.