Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller #2022015963 BK: 3260 PG: 1141 3/7/2022 1:58 PM 1 Receipt: 2022013735 RECORDING \$18.50 D DOCTAX PD \$2,527.00

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

[Space Above This Line For Recording Data]

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.

Wammet: Dog

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller #2022015963 BK: 3260 PG: 1142 3/7/2022 1:58 PM 2 Receipt: 2022013735

RECORDING \$18.50 D DOCTAX PD \$2,527.00

| In Witness Whereof , Grantor have hereunto set Grantor's hand and seal the day and year first above v |
|---|
|---|

Signed, sealed and delivered in our presence:

WITNESS #1 SIGNATURE

Lisa Svanda

WITNESS #1 PRINTED NAME

Cynthia Allen

WITNESS #2 SIGNATURE

WITNESS #2 SIGNATURE

Signed, sealed and delivered in our presence:

CL Solutions LLC, a Florida Limited Liability Company

By: CHR/STOPHER KELLY, Manager

Christopher Kelly, Manager

CYNTHIA ALLEN

Notary ID #125602105

My Commission Expires

February 28, 2026

Cynthia Allen
Signature of Notary Public

STATE OF

Print, Type/Stamp Name of Notary

Cynthia Allen WITNESS #2 PRINTED NAME

COUNTY OF FortBend

Texas

Personally known:
OR Produced Identification:

Type of Identification Produced: DRIVER LICENSE

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

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