

Prepared by and return to:

**Ruth McDonald**  
**Ponte Vedra Title, LLC**  
**50 A1A North, Suite 108**  
**Ponte Vedra Beach, FL 32082**

File Number: 21-2511

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## Warranty Deed

**This Warranty Deed** made this **25th day of March, 2022**, between **JJTA Real Properties LLC, a Florida Limited Liability Company**, whose post office address is **2501 Jammes Road, Jacksonville, FL 32210**, grantor, and **Lux Portfolio 1 LLC, a Florida Limited Liability Company**, whose post office address is **2501 Jammes Road, Jacksonville, FL 32210**, 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 **Citrus County, Florida**, to-wit:

**Lot (s) 72, 73 and 74, Block 100, Inverness Highlands Unit No. 3, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 103 through 108, inclusive, of the Public Records of Citrus County, Florida.**

**Parcel Identification Number: 19E19S020030 01000 0720**

**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.

**SUBJECT TO** covenants, conditions, restrictions, easements of record and taxes for the current year.

**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 as specified herein.

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:

[Signature]  
Witness 1 Signature  
Adriana Pablos  
Witness 1 Printed Name

[Signature]  
Witness 2 Signature  
Juan Rios  
Witness 2 Printed Name

JJTA Real Properties LLC, a Florida Limited Liability Company  
By Peoples Choice Apartments LLC, a Florida Limited Liability Company, its Manager

By: [Signature]  
Jarek Tadla, its Manager

State of Colorado  
County of Denver

The foregoing instrument was acknowledged before me by means of () Physical Presence or () Online Notarization, this 24<sup>th</sup> day of March, 2022, by Jarek Tadla, the Manager of Peoples Choice Apartments LLC, a Florida Limited Liability Company, which is the Manager of JJTA Real Properties LLC, a Florida Limited Liability Company, on behalf of the company, who () is personally known to me or () has produced \_\_\_\_\_ as identification.

DIANA RENATA QUINTERO MIRAMONTES  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20184033944  
MY COMMISSION EXPIRES AUG 23, 2022

[Signature]  
NOTARY PUBLIC  
Printed Name: Diana Renata Quintero Miramontes  
My Commission Expires: 8-23-22