

Official Records Citrus County FL
Angela Vick, Clerk of the Circuit Court & Comptroller
#2022026023 BK: 3273 PG: 181
4/13/2022 8:42 AM 1 Receipt: 2022022262
RECORDING \$27.00
D DOCTAX PD \$945.00

This instrument prepared by:
Donald F. Perrin, Esq.
DONALD F. PERRIN, P.A.
Post Office Box 250
Inverness, FL 34451-02505
(352) 726 - 6767
dfplaw@tampabay.rr.com

Parcel I.D. No./AK No. 3334477

------(Space above this line for recording data)-----

WARRANTY DEED

THIS INDENTURE made this 31st day of March, 2022 BETWEEN

**SUPERFLY PRODUCTS LLC, a Pennsylvania Limited Liability Company
d/b/a SUPERFLY BONSAI**

whose post office address is: **1670 S. Cameron Street, Harrisburg, PA 17104, grantor***, and

SUPERFLY PROPERTIES LLC, a Florida Limited Liability Company

whose post office address is: **1670 S. Cameron Street, Harrisburg, PA 17104, grantee***.

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS 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 ~~Marion~~ ** Citrus County, Florida, to-wit:

SEE EXHIBIT "A"

SUBJECT TO easements, restrictions, covenants, limitations and conditions of record, if any.

SUBJECT TO lien of taxes for 2022 and subsequent.

LEGAL DESCRIPTION AND TITLE TO PROPERTY NOT SEARCHED OR APPROVED.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

** This Deed is being re-recorded in order for the first page of said Deed to reflect the property being located in Citrus County instead of Marion County, Florida.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

SUPERFLY PRODUCTS LLC
d/b/a SUPERFLY BONSAI

[Signature]
Signature of First Witness
Condace Tasehek
Print Name of First Witness
[Signature]
Signature of Second Witness
Fantasia Eichelberger
Print Name of Second Witness

[Signature]
By: ANDREW YOUTZ, Sole Member

STATE OF Pennsylvania
COUNTY OF Dauphin

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 31st day of March, 2022 by ANDREW YOUTZ, who is personally known to me or has produced PA DL as identification.

[Signature]
Notary Public
Name: Nhien Nicolette Nguyen
Commission No.: 1210556
Commission Expires: 10/31/2024

Commonwealth of Pennsylvania - Notary Seal
Nhien Nicolette Nguyen, Notary Public
Dauphin County
My commission expires October 31, 2024
Commission number 1210556

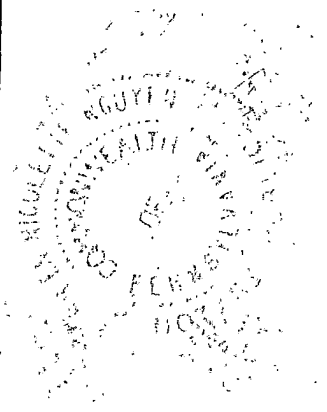


EXHIBIT "A"

PARCEL NO. 1: PART OF GOVERNMENT LOT 5 IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 48 AT ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID GOVERNMENT LOT 5 (BEING ALSO IN THE N.W.L. OF LAKE APOPKA), THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2814.90 FEET AND A CHORD OF 224.31 FEET BEARING SOUTH 50° 48' 01" EAST FOR A DISTANCE OF 224.37 FEET (THIS AND THE NEXT THREE CALLS BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE) TO THE P.T. THEREOF; THENCE SOUTH 53° 08' 45" EAST 175.12 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1096.32 FEET AND A CHORD OF 715.09 FEET BEARING SOUTH 72° 08' 00" EAST FOR A DISTANCE OF 762.00 FEET TO THE P.T. THEREOF; THENCE NORTH 88° 42' 34" EAST A DISTANCE OF 90.55 FEET; THENCE NORTH 01° 13' 11" WEST 651.68 FEET TO THE N.W.L. OF LAKE APOPKA; THENCE SOUTH 70° 09' 29" WEST 13.36 FEET (THIS AND THE NEXT SIX CALLS BEING ALONG SAID N.W.L.); THENCE SOUTH 68° 59' 51" WEST 207.02 FEET; THENCE SOUTH 65° 26' 11" WEST 160.70 FEET; THENCE NORTH 51° 27' 00" WEST 285.57 FEET; THENCE SOUTH 86° 41' 25" WEST 237.83 FEET; THENCE SOUTH 51° 22' 01" WEST 165.04 FEET; THENCE SOUTH 58° 53' 51" WEST 119.15 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 20E20S14 23400 0010

2022 APR 21 10 35 AM REC'D CITRUS COUNTY CLERK OF CIRCUIT COURT