

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No. 22-04-2790

WARRANTY DEED

This indenture made on A.D. May 10, 2022, by

Patrick Brennan and Emily Brennan, husband and wife

whose address is: 8548 QUEEN BROOKS CT., TAMPA, FL 33637
hereinafter called the "grantor", to

Citrus Property Group, LLC, a Florida limited liability company

whose address is: 7170 N. IRA MARTIN AVE, CRYSTAL RIVER, FL 34428
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, FL, to-wit:

Lot 2, Block 664, CITRUS SPRINGS UNIT 11, according to the Plat thereof, recorded in Plat Book 6, Page(s) 80 to 86 of the Public Records of Citrus County, Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; 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 taxes accruing subsequent to December 31st of 2021.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Watson Germaine
Printed Name

[Signature]
Witness Signature

Austin L Dockery
Printed Name

[Signature]
Seller: Patrick Brennan

[Signature]
Seller: Emily Brennan

State of FL

County of HILLSBOROUGH

Sworn To, Subscribed and Acknowledged before me by means of physical physical presence or online online notarization on this 10th day of 10th MAY 2022, 2022, by **Patrick Brennan and Emily Brennan, husband and wife**, who are personally known to me or who have produced DRIVERS LICENSES as identification.

SEAL

[Signature]
Notary Public
Notary Print Name Austin L Dockery
My Commission Expires: 8/07/2023

