

Prepared by and return to:
Sultana L. Haque, Esq.
Dynasty Title, LLC
801 N. Magnolia Avenue
Suite 204
Orlando, FL 32803
File Number: FL22-445

Warranty Deed

This Warranty Deed made this 25 day of May, 2022, by Champagne Investments APK, LLC, a Florida Limited Liability Company, whose post office address is 7512 Doctor Phillips Boulevard, 50-732, Orlando, FL 32819, hereinafter called the grantor, to Trifecta Investments, LLC, a Florida Limited Liability Company, whose post office address is: 801 North Magnolia Avenue, Suite 204, Orlando, FL 32803, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 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, Florida, viz:

Lot 3, Block 1228, Citrus Springs Unit 17, according to the map or plat thereof as recorded in Plat Book 7, Page 1, Public Records of Citrus County, Florida.

Parcel ID Number: **18E17S100170 12280 0030**

A/K/A: **9299 North Irondale Road, Citrus Springs, FL 34434**

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.

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 31, 2021.

And Witness Whereof, the said grantor has signed and sealed these presents the day and year written below.

Champagne Investments APK, LLC, a Florida
Limited Liability Company

By: [Signature]
Andrew P. Kurianowicz, Manager

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

DEE ANN DEFOREST
1st Witness Printed Name

[Signature]
2nd Witness Signature

STEWART WIGGOR
2nd Witness Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25 day of May, 2022 by Andrew P. Kurianowicz Manager of Champagne Investments APK, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: X

Type of Identification Produced: FL DL

