

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

File No. 22-05-2824

### WARRANTY DEED

**FLOOD HAZARD WARNING**  
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATION AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

This indenture made on A.D. MAY 27<sup>th</sup>, 2022, by

Elite Cabinet Coatings, LLC, a Florida limited liability company

whose address is: 7170 N. Ira Martin Ave., Crystal River, FL 34428  
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 9, Block C, Indian Waters, Unit 2, according to the map or plat thereof, as recorded in Plat Book 4, Page 71, 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:

Tracy L. Gough  
Witness Signature  
TRACY L. GOUGH

Elite Cabinet Coatings, LLC, a Florida  
limited liability company

Printed Name  
Tammy Barrigar  
Witness Signature

Steven Jordan  
By: Steven Jordan, Managing Member

Tammy Barrigar  
Printed Name

State of Florida

County of Citrus

Sworn To, Subscribed and Acknowledged before me by means of X physical presence or \_\_\_ online  
notarization on this 27 day of May, 2022, by Steven Jordan, Managing Member of Elite Cabinet Coatings,  
LLC, a Florida limited liability company, who are personally known to me or who have produced  
FL. DRIVERS LICENSE as identification.

SEAL



TRACY L. GOUGH  
Commission # HH 262435  
Expires September 9, 2026

Tracy L. Gough  
Notary Public  
Notary Print Name TRACY L. GOUGH  
My Commission Expires: 9/9/2026