

PREPARED BY AND RETURN TO:
Jade D. Bailey
Bankers Title of the Nature Coast, Inc.
Post Office Box 1260, 25703 SE HWY 19
Old Town, Florida 32680

File Number: 12293

General Warranty Deed

This Warranty Deed made this this 5th day of May, 2022 A.D. By Cory D. Winningham, both individually and as Trustee under Provisions of a Trust Agreement dated October 17, 2017, whose post office address is: P.O. Box 70, Morriston, Florida 32668, hereinafter called the grantor(s), to Absolutely Unlimited Inc., a Florida corporation, whose post office address is: P.O. Box 70, Morriston, Florida 32668, hereinafter called the grantee(s):

(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 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 9 and Northeast, 1/4 of Lot 11, Block 91, BEVERLY HILLS UNIT NUMBER FIVE, according to plat thereof recorded in Plat Book 9, Pages 2 through 5, of the Public Records of Citrus County, Florida, further described as follows:

Lot 9, Block 91, BEVERLY HILLS UNIT NUMBER FIVE, according to plat thereof recorded in Plat Book 9, Pages 2 through 5, of the Public Records of Citrus County, Florida, and begin at the most Northerly corner of Lot 11, Block 91, BEVERLY HILLS UNIT 5, as recorded in Plat Book 9, Pages 2 through 5, Public Records of Citrus County, Florida, thence South 51 degrees East along the Northeasterly line of said Lot 11, a distance of 120 feet to the most Easterly corner of said Lot 11, thence South 39 degrees West along the Southeasterly line of said Lot 11, a distance of 37.50 feet, thence North 51 degrees West 120 feet to a point on the Northwesterly line of said Lot 11, thence North 39 degrees East along said line a distance of 37.50 feet to the point of beginning.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

Parcel ID Number: 18E18S110050 00910 0090

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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

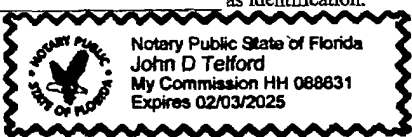
Brittany Micheletti
Witness Signature
Witness Printed Name Brittany Micheletti

JOHN D. TELFORD
Witness Signature
Witness Printed Name John D. Telford

Cory D. Winningham (Seal)
Cory D. Winningham, both Individually and as Trustee

State of Florida
County of CITRUS

The foregoing instrument was acknowledged before me by means of Physical Presence or [] Online Notorization, this 5th day of MAY, 2022, by Cory D. Winningham, who is/are personally known to me or [] who has produced as identification.



John D. Telford
Notary Public
Print Name: JOHN D. TELFORD
My Commission Expires: 02/03/2025