Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller

#2022053951 BK: 3307 PG: 1796 8/1/2022 4:27 PM 1 Receipt: 2022045863

**RECORDING \$18.50 D DOCTAX PD \$1,606.50** 

Prepared By and Return To:

Parkway Title, LLC 2170 W. State Road 434, Suite 130 Longwood, FL 32779

Order No.: FL-21120033-CMP

Property Appraiser's Parcel I.D. (folio) Number:

1258855

## **WARRANTY DEED**

THIS WARRANTY DEED dated July 29, 2022, by WJHFL LLC, dba WJH LLC, a Delaware limited liability companyaka WJH LLC, a Delaware limited liability company dba WJHFL LLC, a Foreign Florida limited liability company, existing under the laws of Delaware, and having its principal place of business at 3091 Governors Lake Drive, Suite 300, Norcross, Georgia 30071 (the "Grantor"), to Rose Morgan, a single woman, whose post office address is 9915 N Lovell Drive, Citrus Springs, Florida, 34433 (the "Grantee").

(Wherever used herein the terms "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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Citrus, State of Florida, viz:

Lot 2, Block 264, CITRUS SPRINGS UNIT 3, according to the Map or Plat thereof, recorded in Plat Book 5, Pages 116 through 129, inclusive, of the Public Records of Citrus County, Florida

Subject to easements, restrictions, reservations and limitations of record, if any.

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.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller #2022053951 BK: 3307 PG: 1797 8/1/2022 4:27 PM 2 Receipt: 2022045863

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:	
Witness Signature	WJHFL LLC, dba WJH LLC, a Delaware limited liability company, aka WJH LLC, a Delaware limited liability company dba WJHFL LLC, a Foreign Florida limited/liability company
Stem Eacley Printed Name of First Withess	BY:
Printed Name of First Witness	Katie Madigan
Witness Signature	Closing/Supervisor
Som H Whitaken	Grantor Address: 3091 Governors Lake Drive, Suite 3000
Printed Name of Second Witness	Norcross, GA 30071
STATE OF GEORGIA	
COUNTY OF <u>Gwinnell</u>	
COUNTY OF	
WJH LLC, a Delaware limited liability company company, who is personally known to me or who hof identification.  Limitally	a WJH LLC, a Delaware limited liability company, aka dba WJHFL LLC, a Foreign Florida limited liability
Notary Public	
Printed Name: Bouta Willamso	<u> </u>
Commission #	
My Commission Expires: 10/1/24	