

THE AREA ABOVE THIS LINE IS FOR THE USE OF THE RECORDING OFFICIAL

This instrument was prepared by:

Lumentum, LLC
1401 Hwy A1A, Suite 201
Vero Beach, FL 32963

And return to:

Everland Capital Partners 2 Land Trust dated 10/01/2021
500 Westover Drive #19844
Sanford, NC 27330

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Quit Claim Deed

This Quit Claim Deed made this 8th day of August 2022 between **The INA Group LLC**, whose mailing address is 6333 Apples Way, Suite 115 Lincoln, NE 68516, Grantor, and **Everland Capital Partners 2 Land Trust dated 10/01/2021**, as a Company whose mailing address is 500 Westover Drive #19844, Sanford, NC 27330 Grantee:

(Whenever 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, trusts, and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida**, to-wit:

LEGAL DESCRIPTION: Lot 7, Block 380, Inverness Highlands West, according to the map or plat thereof, as recorded in Plat Book 5, Page 19, of the Public Records of Citrus County, Florida.

PROPERTY ADDRESS: 4733 S Rainbow Drive, Inverness, FL 34452

PARCEL ID: 3315456

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 claiming by, through or under Grantors.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Madi Jones

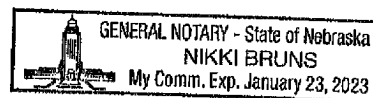
Witness Name: Madi Jones

Name: Thomas J. Beckus

Leanne L. Millard
Witness Name: Leanne L. Millard

State of Nebraska
County of: Lancaster

(Seal)



The foregoing instrument was acknowledged before me this 15th day of September, 2022 by Thomas Beckus for The INA Group who is Manager of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Notary Public: Nikki Bruns

Printed Name: Nikki Bruns

My Commission Expires: Jan. 23, 2023