

Prepared By and Return To:

Parkway Title, LLC
555 Winderley Place, Suite 300
Maitland, FL 32751

Order No.: FL-23010053-CMP

Property Appraiser's Parcel I.D. (folio) Number:
1399297

WARRANTY DEED

THIS WARRANTY DEED dated March 17, 2023, by WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company, aka 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 Joseph Robert Westberry and Lesha Dawn Westberry, husband and wife, whose post office address is 6511 N. Foxdale Drive, Citrus Springs, Florida, 34434 (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 1, Block 984, CITRUS SPRINGS UNIT 16, according to the Plat thereof, as recorded in Plat Book 6, Pages 145 through 150, inclusive, 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: 2022.

