

Prepared by and return to:
Neal Weinstein

Neal Weinstein, Attorney-at-Law
412 East Madison Street Suite 1111
Tampa, FL 33602
813-223-2792
File Number: 23-1183
Will Call No.:
Consideration: \$350,000.00
Parcel Identification No. 20E20S03 24310

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 14th day of April, 2023 between **Christina Minichino** whose post office address is **12501 Oak Tree Drive, Port Richey, FL 34667** of the County of **Pasco**, State of **Florida**, grantor*, and **Plex Distributors, LLC** whose post office address is **100 Candace Drive, Suite 100, Maitland, FL 32751** of the County of **Orange**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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:

All that part of the South 1/2 of the NW 1/4 of the SE 1/4 of Section 3, Township 20 South, Range 20 East, that lies West of the ACL Railroad right-of-way and East of U.S. Highway 41, subject to right-of-way of U.S. Highway 41, Citrus County, Florida.

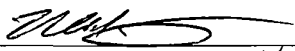
THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

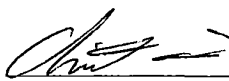
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

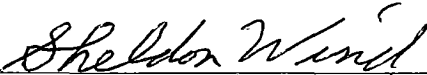
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:


Witness Name: Neal Weinstein

 (Seal)
Christina Minichino


Witness Name: Sheldon Wind

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of April, 2023 by Christina Minichino, who is personally known or has produced a driver's license as identification.

[Notary Seal]



KATHLEEN S. LILES
Commission # HH 027681
Expires September 10, 2024
Bonded Thru Budget Notary Services

Kathleen S. Liles
Notary Public

Printed Name: Kathleen S. Liles

My Commission Expires: 9/10/2024