

PREPARED BY & RETURN TO:

Name: Stacey Ciyatt, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, FL 34465
File No. 23-05020
Parcel No.: 1221064

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 30th day of MAY, 2023, by **GEORGE VELEZ**,
hereinafter called the Grantor, to **PG SMART INVESTMENTS LLC**, having its principal place of business at
14448 Huntcliff Parkway, Orlando, FL 32824
hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Citrus, State of Florida, viz:

Lot 19, Block 63, CITRUS SPRINGS UNIT 1, according to the Plat thereof, as recorded in Plat Book 5, Page(s) 89 through 106, inclusive, of the Public Records of Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

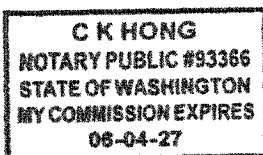
[Signature]
Witness Signature
Printed Name: C K Hong

Tiphani N. Cornelius
Witness Signature
Printed Name: Tiphani W. Cornelius

George Velez George Velez
George Velez by James W. Velez as his
Attorney in Fact. L.S.
Name: George Velez by James W. Velez as his Attorney in Fact
Address: 16803 SE 35th Street
Bellevue, WA 98008

STATE OF Washington
COUNTY OF King

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of May, 2023, by George Velez by James W. Velez as his Attorney in Fact, who is personally known to me or who has produced Wa. Driver's License as identification.



[Signature]
Signature of Notary
Printed Name: C.K. Hong
My commission expires: 6-4-2027