

Prepared by:  
Mandy Foley  
Trust & Title  
1715 N. Howard Ave., Ste. B  
Tampa, Florida 33607

File Number: 23-1262

**SALES PRICE: \$135,000.00**

## General Warranty Deed

Made this July 7, 2023 A.D. By **Leonard T Landman, an unmarried man**, , whose address is: **63 S Columbus St, Beverly Hills, Florida 34465**, hereinafter called the grantor, to **Investway Group of Florida, Corp., a Florida Profit Corporation**, whose post office address is: **4532 W Kennedy Blvd Ste 154, Tampa, Florida 33609**, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

LOT 18, IN UNRECORDED BLOCK 17A, BEVERLY HILLS UNIT NUMBER TWO, FURTHER DESCRIBED AS:

COMMENCE AT THE MOST WESTERLY CORNER OF BLOCK 17, BEVERLY HILLS UNIT NUMBER TWO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 96, 97 AND 98, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S. 51 DEGREES E. ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 17 A DISTANCE OF 240 FEET, THENCE N. 39 DEGREES E, 600 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N. 39 DEGREES E, 70 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ESKAY STREET (CLOSED), THENCE CONTINUE N. 39 DEGREES E, 5 FEET, THENCE N. 51 DEGREES W, 120 FEET, THENCE S. 39 DEGREES W, 5 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THENCE CONTINUE S. 39 DEGREES W, 70 FEET, THENCE S. 51 DEGREES E. 120 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 5 FOOT UTILITY EASEMENT ALONG THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARIES THEREOF.

**\*\*Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.\*\***

Parcel ID Number: 18E18S110020 0017A 0180,146374  
Property Address: 18 North Jackson Street, Beverly Hills, Florida 34465

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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**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, 2022.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

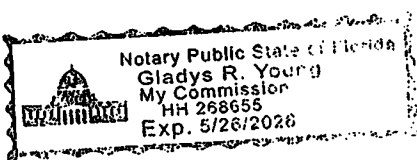
Signed, sealed and delivered in our presence:

Gladys R Young - Witness  
Gladys R Young - Witness  
Jam Wolk - Witness

Leonard T Landman - Seller  
Leonard T Landman - Seller

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 7th day of July, 2023, by Leonard T Landman, an unmarried man, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.



Gladys R Young  
Notary Public  
Print Name: Gladys R Young  
My Commission Expires: \_\_\_\_\_