

Prepared by and return to:

Chase C. Crawford
Brokers Title of Tampa, LLC
3644 Madaca lane
Tampa, FL 33618
(813) 962-6004
File No CC-2636

Parcel Identification No 20E19S060020 00250 0020

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the **21st day of July, 2023** between **Fair Price Properties, LLC, a Florida Limited Liability Company**, whose post office address is **410 S Ware Blvd, 607, Tampa, FL 33619**, of the County of Hillsborough, State of Florida, Grantor, to **Dalton Crompton, an unmarried man**, whose post office address is **5684 East Carlton Court, Inverness, FL 34453**, of the County of Citrus, State of Florida, Grantee, (Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.):

Witnesseth, that said Grantor, for and in consideration of the sum of **TEN DOLLARS (U.S.\$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, sold, aliens, remises, releases, conveys and confirms to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

The East 150 Feet of The West 300 Feet of The South 161 Feet of Tract 25, of Sportsmen's Acres, according to the Map or Plat thereof, recorded in Plat Book 2, Page 90, Public Records of Citrus County, Florida, Being LOT 2.

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

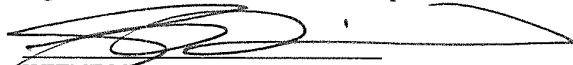
Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

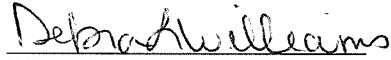
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



WITNESS


PRINT NAME: Jay Disbrow



WITNESS

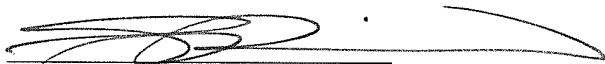
PRINT NAME: Debra L. Williams

Fair Price Properties, LLC, a Florida Limited Liability Company

By: 
William John Diamantas, Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of July, 2023 by William John Diamantas, Manager of Fair Price Properties, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.



Signature of Notary Public
Print, Type/Stamp Name of Notary



EARL JAMES DISBROW III
Commission # HH 105988
Expires March 18, 2025
Bonded Thru Budget Notary Services

Personally known:
OR Produced Identification: _____

Type of Identification Produced: _____