

Prepared by and return to:
Mangrove Title & Legal, PLLC
1530 U.S. Highway 1
Rockledge, FL, 32955
File Number: 2023-106
Chelsea Anderson, Esq.

WARRANTY DEED

This Warranty Deed made this August 17, 2023 between **Common Wealth Trust Services, LLC, a Florida limited liability company, Trustee of 907 NE 4th Ave Land Trust dated July 30, 2021**, whose address is **122 East Lake Avenue, Longwood, FL 32750** ("Grantor"), and **IP Homes, LLC, a Michigan Limited Liability Company**, whose address is **11 Freshwater Drive, Palm Harbor, FL 34684** ("Grantee"):

(Whenever 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, trusts and trustees)

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:

THE WEST 100' OF LOTS 168, 169 AND 170, TOWNSITE OF CRYSTAL PARK,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT
BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

RE: 17E-18S-21-0010-00000-1680

Subject to covenants, easements and restrictions 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 December 31, 2022.

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:

907 NE 4th Ave Land Trust dated July 30, 2021

By: Common Wealth Trust Services, LLC, a Florida limited liability company, Trustee

WITNESS
PRINT NAME: Andrea Aylatt-Hoach

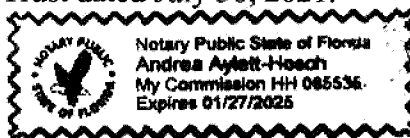
By:
Kathy Partin, Authorized Signer
Kathy Partin, Authorized Signer, Common Wealth Trust Services, LLC as trustee and not personally under F.S. 689.073

WITNESS
PRINT NAME: Jessie Hoach

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11th day of August, 2023, by Kathy Partin, as Authorized Signer for Common Wealth Trust Services, LLC a Florida limited liability company, Trustee of 907 NE 4th Ave Land Trust dated July 30, 2021.

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



Personally Known: OR Produced Identification: _____
Type of Identification _____
Produced: _____