

\$51,000.

Prepared by and return to:

Lori A. Bulecza-Hoffman
Freedom Title & Escrow Company, LLC
133 South Old Dixie Highway
Lady Lake, Florida 32159

File Number: 2023-3541

Warranty Deed

THIS INDENTURE, made this August 29, 2023 A.D. by **Andrew Watson, a married person and Jacquelyn R. Watson-Arsenault, a married person, individually and as Successor Trustees of the Thomas A. Watson Revocable Trust Dated May 19, 1994**, whose post office address is 61 Carter Road, Etna, Maine 04334, hereinafter called the grantor(s), to **B&M Kelly - Holdings, LLC, a Florida Limited Liability Company, as to an undivided 50% interest, whose post office address is: 4909 W. Woodlawn Street, Dunnellon, Florida 34433 and JJ Investment Enterprises LLC, a Florida Limited Liability Company, as to an undivided 50% interest**, whose post office address is: 236 Sun Ct S., Tampa, Florida 33613, hereinafter called the grantee(s):

(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:

Lots 37, 38, 39 and 40, Block 147, INVERNESS HIGHLANDS UNIT NO. 9 according to the Plat thereof recorded in Plat Book 2, Pages 175 through 177, Public Records of Citrus County, Florida.

Parcel ID Number: **19E19S020090 01470 0370**

****THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS, NOR THEIR SPOUSES, AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA****

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

Signed, sealed and delivered in our presence:

A. WATSON
Witness Printed Name Rebecca Woodard

[Signature]
Andrew Watson, individually and as Successor
Trustee of the Thomas A. Watson Revocable
Trust Dated May 19, 1994

[Signature]
Witness Printed Name Kayla Sawyer Kayla Sawyer

State of Maine
County of Pendscot

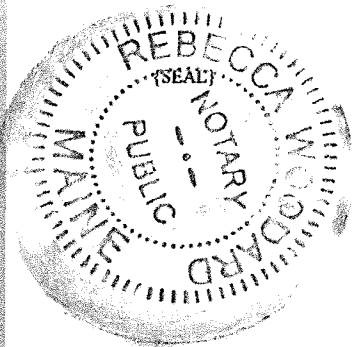
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25 day of August, 2023, by Andrew Watson, a married person, individually and as Successor Trustee of the Thomas A. Watson Revocable Trust Dated May 19, 1994.

Personally known OR Produced Identification

Type of Identification Produced: Driver License

[Signature]
(Signature of Notary Public)
Rebecca Woodard
(Print, Type, or Stamp Commissioned Name)
My Commission Expires 2-8-2025

Online Notary: (Check if acknowledgment done by Online Notarization)



REBECCA WOODARD
Notary Public - Maine
My Commission Expires
February 8, 2025

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:

Rebecca Wyman
Witness Printed Name Rebecca Wyman

Jacquelyn R. Watson-Arsenault
Jacquelyn R. Watson-Arsenault, individually and
as Successor Trustee of the Thomas A. Watson
Revocable Trust Dated May 19, 1994

Ashley Skull
Witness Printed Name Ashley Skull

State of Maine

County of Somerset

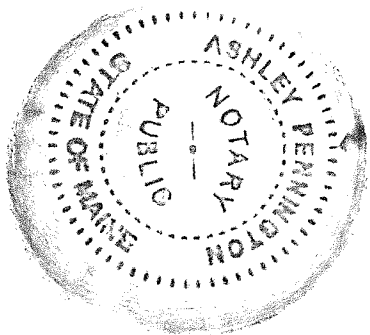
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 25 day of August, 2023, by Jacquelyn R. Watson-Arsenault, a married person, individually and as Successor Trustee of the Thomas A. Watson Revocable Trust Dated May 19, 1994.

Personally known [] OR Produced Identification []

Type of Identification Produced: drivers license

Ashley Pennington
(Signature of Notary Public)

{SEAL}



(Print, Type, or Stamp Commissioned Name)

My Commission Expires: _____

Online Notary: [] (Check if acknowledgment done by Online Notarization)

Ashley Pennington
Notary Public, State of Maine
My Commission Expires March 9, 2029