

After Recording Return to:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446

This Instrument Prepared by:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
17E19S290100 1570
File No.: 2059833

WARRANTY DEED

This Warranty Deed, Made the 12 day of SEPT, 2023, by Tradewinds Homosassa, LLC, a Florida limited liability company, having its place of business at: P. O. Box 1353, Inverness, FL 34451, hereinafter called the "Grantor", to Jessica Hayes, a single woman and John Brown, a single man, as joint tenants with right of survivorship, whose post office address is: 1005 N Ridge Blvd., Clermont, FL 34711 hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)** 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, to wit:

Unit 157, Homosassa Tradewinds V, a Condominium together with all appurtenance thereto and an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2043, Page 766, as amended from time to time, of the Public Records of Citrus County, 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, 20___, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
10218 W Waterlander Loop, Unit #157, Homosassa, FL 34448

ATTEST: _____ Tradewinds Homosassa, LLC, a Florida limited liability company
Secretary
Witness Signature: [Signature] By: [Signature]
Printed Name: SHARI J JUSTICE Franciscus Belderbos, President of Taxus Investments, Inc., as Manager
Witness Signature: [Signature]
Printed Name: LIHOSAI GOEMAN

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of Sept, 2023 by Franciscus Belderbos, President of Taxus Investments, Inc., as Manager of Tradewinds Homosassa, LLC, a Florida limited liability company. He/She has produced D.V. as identification.

[Signature] My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Shari J Justice
 Online Notary (Check Box if acknowledgment done by Online Notarization)

