

After Recording, Return to:

Burrell Builders, LLC
140 Wildwood Drive
Moyock, NC 27958

Prepared by: Roman Northcut, 424 E. Central Blvd. #182, Orlando, FL 32801

Parcel ID: 16e-19s-10-0010-000c0-0015

SPECIAL WARRANTY DEED

Above Space Reserved for use by Clerk of Court

MADE THIS January 2, 2024 A.D., THIS SPECIAL WARRANTY DEED is made and executed by Freedom Land Solutions, LLC, a Florida Limited Liability Company, whose post office address is 424 E. Central Blvd. #182, Orlando, FL 32801 of Orange County, Florida, grantor, and Burrell Builders, LLC, a North Carolina LLC, whose post office address is 140 Wildwood Drive of Moyock, NC 27958, 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) 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:

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 27, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, RUN N. 32 DEG. 19' 06" W. ALONG THE WESTERLY RIGHT-OF-WAY OF A 100 FOOT WIDE COUNTY ROAD A DISTANCE OF 100 FEET, THENCE S. 57 DEG. 40' 54" W. 160.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 57 DEG. 40' 54" W. 50.0 FEET, THENCE S. 32 DEG. 19' 06" E. 126.16 FEET TO THE NORTHERLY RIGHT-OF-WAY OF ESTUARY DRIVE, THENCE N. 32 DEG. 24' 49" E. ALONG SAID NORTHERLY RIGHT-OF-WAY OF ESTUARY DRIVE 55.29 FEET, THENCE N. 32 DEG. 19' 06" W. 102.56 FEET TO THE POINT OF BEGINNING.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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 claiming by, through or under grantors.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

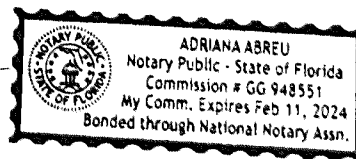
Signed, sealed and delivered in our presence:

Adriana Abreu ^{2582 Maure Rd #169}
Orlando, FL 32761
Signature of First Witness Freedom Land Solutions, LLC

Adriana Abreu
Printed Name of First Witness
Roman Northcut
Signature of Roman Northcut, Managing Member

Adriana Abreu
Signature of Second Witness
281 Lighthouse Cove Ct
Orlando, FL 32761

Adriana Abreu
Printed Name of Second Witness



State of Florida, County of Orange

The foregoing instrument was acknowledged before me on January 2, 2024, by Roman Northcut, who personally appeared before me and produced

(personally appeared) as identification.

Notary Public Signature: Adriana Abreu
Printed Name: Adriana Abreu