

**Instrument was prepared by (and After
Recording Return to)**

Michael P. Bell
Closeline, LLC
702 King Farm Blvd, Suite 155
Rockville, MD 20850

GENERAL WARRANTY DEED

File No.: **79692FLF-HQ**
RE Parcel ID: **18E17S100010004100230**
Consideration: **\$5,435.00**

This Deed made this 26 day of January, 2024, by and between **BRYAN R. NELSON, AS TRUSTEE OF THE BRYAN R. NELSON INTER VIVOS TRUST DATED AUGUST 26, 1993**, whose mailing address is **3270 TURNING BRIDGE STREET, LAS VEGAS NV 89135**, hereinafter called the Grantor; and **SKY RIVER PROPERTIES, LLC., A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, whose mailing address is **3000 CUSTER ROAD, SUITE 270-222, PLANO, TX 75075**.

WITNESSETH, that the Grantor, for and in consideration of the sum of **FIVE THOUSAND FOUR HUNDRED THIRTY-FIVE DOLLARS AND ZERO CENTS (\$5,435.00)** and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the **CITRUS COUNTY, State of Florida**, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

ATTEST:

THE BRYAN R. NELSON INTER
VIVOS TRUST DATED AUGUST 26,
1993

Jennifer Morgan
Witness Signature

By:

[Signature]
BRYAN R. NELSON, TRUSTEE

JENNIFER MORGAN
Printed Name

6283 93rd Ter Apt 4202 Anellas Park, FL 33782

Kay A Hill
Witness Signature

Kay A Hill
Printed Name

335 W. Atlantic Avenue, Henderson, NV 89015

Acknowledgment

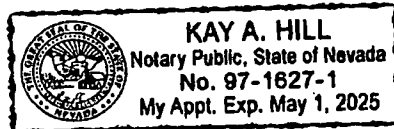
STATE OF Nevada
COUNTY Clark, to wit:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this Jan. 26, 2024 (date) by BRYAN R. NELSON, TRUSTEE OF THE BRYAN R. NELSON INTER VIVOS TRUST DATED AUGUST 26, 1993, who ~~is/are personally known to me or~~ who has ~~have~~ produced Nevada Driver License (type of identification) as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kay A Hill
Notary Public

Name: Kay A. Hill - Notary Public
Commission Expiration Date: 05-01-2025



Send Subsequent Tax Bills to:
SKY RIVER PROPERTY, LLC.
3000 CUSTER ROAD, SUITE 270-222
PLANO, TX 75075

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATE IN CITRUS COUNTY, STATE OF FLORIDA, VIZ: LOT 23, IN BLOCK 41, OF CITRUS SPRINGS, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 89 THROUGH 106, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

BEING the same property conveyed by Deed executed by **MILDRED KAYE, TRUSTEE OF THE MILDRED KAYE REVOCABLE LIVING TRUST DATED 8/29/94 TO BRYAN R. NELSON, AS TRUSTEE OF THE BRYAN R. NELSON INTER VIVOS TRUST DATED 08/26/1993**, on **10/3/2005**, as recorded on **10/12/2005** at Book/Liber 1923, Page/Folio 1948, Instrument **2005091673** in the land records of **CITRUS COUNTY, FLORIDA**.

Parcel Identification Number: **18E17S100010004100230**