

This instrument prepared by:  
Name: Bill Hudson  
Return to: Land Title of Citrus County, Inc.  
FILE NO. LT-37353  
Address: 109 NE 4<sup>th</sup> Street  
Crystal River, FL 34429  
Property Appraisers Parcel Identification Number(s):  
20E19S1700501380  
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 2<sup>nd</sup> day of May, 2024 by David Gee and Rhonda Gee, husband and wife whose street address is 15938 Ternglade Drive, Lithia, FL 33547, hereinafter called the grantor, to Lamb Investors, LLC, a Florida limited liability company whose street address is P.O. Box 489, Crystal River, FL 34423 hereinafter called the grantee:  
(Wherever 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)

**WITNESSETH**, that the grantor, for and in consideration of the sum \$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, State of FL, is:

Block 138 a/k/a Buzzards Roost, of the TOWN OF INVERNESS, Section 17, Township 19 South, Range 20 East, according to the map or plat thereof recorded in Plat Book 1, Page 36, Public Records of Citrus County, Florida.

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise 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 said land, and hereby 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<sup>ST</sup>, 2023. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Witness  
William Hudson  
109 NE 4th Street  
Crystal River, FL 34429

David Gee  
Rhonda Gee

Address:  
Witness  
Susan E. Troy  
109 NE 4th Street  
Crystal River, FL 34429

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization this 2 day of May, 2024 by David Gee and Rhonda Gee, husband and wife, who is personally known to me or who produced Valid P.I. as identification and who did/did not take an oath.

Notary Public  
My Commission Expires:

[seal]

