

This Instrument Was Prepared By, and Return  
Recorded Copy To:

Myrna H. Small, an employee of  
Fidelity National Title Insurance Company  
2400 Maitland Center Parkway, Suite 200  
Maitland, FL 32751  
File No.: 422400123MS  
Incidental to the issuance of title insurance.

(RESERVED)

Parcel ID No.: 19E18S22 14000

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and executed this 29<sup>th</sup> day of May, 2024, by the **Peggy T. Howard and Robert M. Howard, Jr., individually and as co-Trustees under that unrecorded Revocable Trust Agreement entitled Peggy T. Howard Revocable Trust dated December 14, 2009** (“Grantor”), whose mailing address is 5554 Jessamine Lane, Orlando, FL 32839 to **Bosra Development LLC, a Florida limited liability company** (“Grantee”), whose address is 8370 W. Hillsborough Avenue, Suite 205, Tampa, FL 33615.

THAT Grantor, for and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee the real property located in Citrus County, Florida described on **Exhibit A** attached hereto and incorporated herein by this reference (“Property”), together with all easements, tenements, hereditaments and appurtenances thereto.

TO HAVE AND TO HOLD the same in fee simple estate forever, subject however, to the lien of non-delinquent real property taxes and assessments and covenants, conditions, restrictions, easements, rights-of-way and servitudes of record, but this reference to such restrictions and documents of record shall not serve to reimpose the same.

Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

*The property described herein is not the primary residence/homestead of the Grantor or their spouse or dependent children, if any. Further, the property is not contiguous to such person's homestead.*

[SIGNATURE PAGE FOLLOWS NEXT]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above

WITNESSES:

Sign Name: *Kim Ricci*

Print Name: Kimberly Ricci

Address: 215 N. Eola Dr.  
Orlando, FL 32801

Sign Name: *William Beckett*

Print Name: William Beckett

Address: 215 N. Eola Dr.  
Orlando, FL 32801

Grantor: *Peggy T. Howard*  
Peggy T. Howard, individually and as co-trustee under that unrecorded Revocable Trust Agreement entitled Peggy T. Howard Revocable Trust dated December 14, 2009

Grantor: *Robert M. Howard, Jr.*  
Robert M. Howard, Jr, individually and as co-trustee under that unrecorded Revocable Trust Agreement entitled Peggy T. Howard Revocable Trust dated December 14, 2009


STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of May, 2024, Peggy T. Howard, Jr, individually and as co-trustee and who is/are personally known to me or who has/have produced a valid driver's license as identification.



KIMBERLY RICCI  
Notary Public  
State of Florida  
Comm# HH485183  
Expires 2/3/2028

(Affix Notary Stamp or Seal)

  
\_\_\_\_\_  
Notary Public Signature  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of May, 2024, by Robert M. Howard, Jr, individually and as co-trustee and who is/are personally known to me or who has/have produced a valid driver's license as identification.



KIMBERLY RICCI  
Notary Public  
State of Florida  
Comm# HH485183  
Expires 2/3/2028

(Affix Notary Stamp or Seal)

  
\_\_\_\_\_  
Notary Public Signature  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The Northwest 1/4 of the Northeast 1/4 of Section 22, Township 18 South, Range 19 East, Citrus County, Florida. Less and Except right-of-way of Seaboard Air Line Railroad Company.