

Prepared by:  
Jessica Chancey  
Compass Land & Title, LLC  
1609 W. De Leon St, 2nd Floor  
Tampa, Florida 33606

File Number: 24-270

Consideration: \$1,300,000.00

## General Warranty Deed

Made this May 24, 2024 A.D. By **Major League Properties 2, LLC, a Florida limited liability company**, whose address is: 11215 Green Park Circle, Tampa, Florida 33626, hereinafter called the grantor, to **Revolution Holdings LLC, a Florida limited liability company**, whose post office address is: 4084 Fruitville Rd., Sarasota, Florida 34232, hereinafter called the grantee:

(Whenever used herein the term "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 of Ten Dollars, (\$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, Florida, viz:

Parcel 1:

Lot 19, Block 80, Beverly Hills, Unit Number Five, as recorded in Plat Book 9, Pages 2 through 5, inclusive, of the Public Records of Citrus County, Florida.

Parcel 2:

Commence at the most Southerly corner of Block 1, of Beverly Hills, Unit Number One, according to the map or plat thereof recorded in Plat Book 3, Pages 149 and 150, public records of Citrus County, Florida, thence North 39° East, 375 feet to the Point of Beginning, thence continue North 39° East, 75 feet, thence North 51° West, 94.19 feet, thence South 39° West, 75 feet, thence South 51° East, 94.19 feet to the Point of Beginning.

Parcel 3:

Lot 20, Block 4, Beverly Hills, Unit Number One, according to the map or plat thereof recorded in Plat Book 3, Pages 149 and 150, of the Public Records of Citrus County, Florida.

Parcel 4:

Lot 26, Block 29, Beverly Hills, Unit Number Two, as recorded in Plat Book 4, Pages 96, 97 and 98, of the Public Records of Citrus County, Florida.

Parcel 5:

Lot 36, Block 62, Beverly Hills, Unit Number Five, as recorded in Plat Book 9, Pages 2 through 5, inclusive, of the Public Records of Citrus County, Florida.

Parcel 6:

Lot 25, Block 61, Beverly Hills, Unit Number Five, as recorded in Plat Book 9, Pages 2 through 5, inclusive, of the Public Records of Citrus County, Florida.

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Parcel 7:

Lot 19, Block 55, Beverly Hills, Unit Number Four, as recorded in Plat Book 5, Pages 130, 131 and 132, of the Public Records of Citrus County, Florida.

Parcel 8:

Lot 9, Block 85, Beverly Hills, Unit Number Five, as recorded in Plat Book 9, Pages 2 through 5, inclusive, of the Public Records of Citrus County, Florida.

Parcel 9:

Lot 10, Block 51, Beverly Hills, Unit Number Four, as recorded in Plat Book 5, Pages 130, 131 and 132, of the Public Records of Citrus County, Florida.

Parcel 10:

Lot 6, Block 27, Beverly Hills, Unit Number Two, as recorded in Plat Book 4, Pages 96, 97 and 98, of the Public Records of Citrus County, Florida.

Parcel 11:

Lot 13, Block 82, Beverly Hills, Unit Number Five, as recorded in Plat Book 9, Pages 2 through 5, inclusive, of the Public Records of Citrus County, Florida.

Parcel 12:

Lot 9, Block 33, Beverly Hills, Unit Number Two, as recorded in Plat Book 4, Pages 96, 97 and 98, of the Public Records of Citrus County, Florida.

Parcel ID Number's: **18E18S110050 00800 0190; 18E18S110010 00010 0120; 18E18S110010 00040 0200;  
18E18S110020 00290 0260; 18E18S110050 00620 0360; 18E18S110050 00610 0250; 18E18S110040 00550 0190;  
18E18S110050 00850 0090; 18E18S110040 00510 0100; 18E18S110020 00270 0060; 18E18S110050 00820 0130 &  
18E18S110020 00330 0090**

**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, 2023.


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

*Signed, sealed and delivered in our presence:*

X:   
\_\_\_\_\_  
Witness Printed Name: Jessica Chancey  
Witness Print Address: 1609 W De Leon St  
Tampa FL 33606

Major League Properties 2, LLC, a Florida limited liability company  
  
\_\_\_\_\_  
(Seal)  
Christopher Perez, its Authorized Member

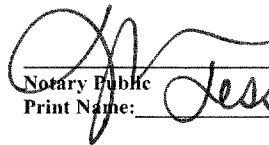
X:   
\_\_\_\_\_  
Witness Printed Name: Stephanie Muscare  
Witness Print Address: 1609 W De Leon St  
Tampa FL 33606

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24th day of May, 2024, by Christopher Perez, Authorized Member of Major League Properties 2, LLC, a Florida limited liability company, who is/are personally known to me or who has produced Drivers License as identification.



Jessica Chancey  
Comm.: HH 353235  
Expires: February 27, 2027  
Notary Public - State of Florida

  
\_\_\_\_\_  
Notary Public  
Print Name: Jessica Chancey  
My Commission Expires: 2/27/27