

Prepared by and return to:
Andrea Nicole Vantilburg
MANATEE TITLE, LLC
2468 North Essex Avenue
Hernando, Florida 34442

24-0076

General Warranty Deed

Made this 29th day of May, 2024 A.D. By **MC Smartprop LLC, a Florida limited liability company**, whose post office address is: 10374 N Natchez Loop, Dunnellon, Florida 34434, hereinafter called the grantor, to **CitrusCraft Homes, LLC, a Delaware Limited Liability Company**, whose post office address is: 2476 N Essex Ave, Hernando, Florida, 34442, 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 and No/100 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:

Lot 8, Block 1025, CITRUS SPRINGS UNIT 18, according to the map or plat thereof, recorded in Plat Book 7, Page(s) 34 through 36, Public Records of Citrus County, Florida.

Parcel ID Number: **18E17S100180 10250 0080**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

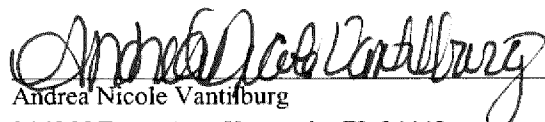
To Have and to Hold, the same in fee simple forever.

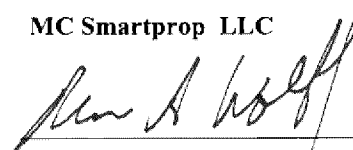
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

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

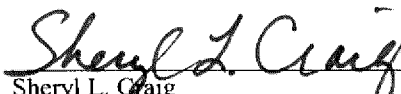
Signed, sealed and delivered in our presence:

MC Smartprop LLC


Andrea Nicole Vantilburg
2468 N Essex Ave, Hernando, FL 34442

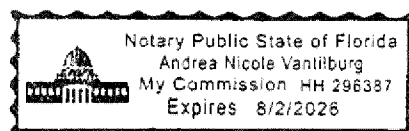


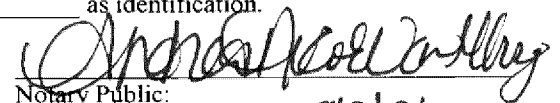
Marc A. Wolff, Manager
Address: 10374 N Natchez Loop
Dunnellon, Florida 34434 (Seal)


Sheryl L. Craig
2420 N Essex Ave, Hernando, FL 34442

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence, May 29, 2024, by Marc A. Wolff, Manager of MC Smartprop LLC, a Florida limited liability company, who is/are personally known to me or who has produced FL drivers license as identification.




Notary Public:
My Commission Expires: 8/2/26