

This instrument prepared by:
Name: **Bill Hudson**
Return to: **Land Title of Citrus County, Inc.**
FILE NO. LT-37370
Address: **109 NE 4th Street**
Crystal River, FL 34429
Property Appraisers Parcel Identification Number(s):
3521866, 3524720, 3524717
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 31st day of July, 2024 by Joan ^AD'Auria and Joseph ^RLebkuecher, Jr. and Lucille Gort and Kerstin M. Kellner, individually and as Successor Trustee of the Murray A. Kellner Revocable Trust dated February 23, 2001, hereinafter called the grantor, to Mythri 44, LLC, a Florida limited liability company whose street address is 3929 Carrara Ct., Westley Chapel, FL 33543 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:

SEE WARRANTY DEED CONTINUATION FOR BALANCE OF GRANTORS AND LEGAL DESCRIPTION.

THE GRANTORS HEREIN AVER AND ATTEST THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSITUTE THEIR LAWFUL HOMESTEAD, NOR ARE SAID CONTIGUOUS TO THE LANDS DESCRIBED AS THEIR HOMESTEAD IN THAT NEITHER THEY NOR ANY FAMILY MEMBER RESIDES THEREON.

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 31ST, 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 [Signature]
Printed Name Meryl Mirande
Address: 4 Rose Ct
Farmingdale, ny 11735

Joan D'Auria
Joan D'Auria
300 JERICHO TPKE #234
JERICHO, NY 11753
Address

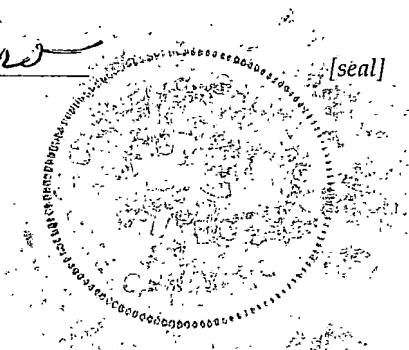
Witness [Signature]
Printed Name PAUL DOOGAN
Address: 191 WRIGHT AV
DUFF PARK NY 11729

STATE OF New York
COUNTY OF Nassau

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this 26 of July, 2024 by Joan ^AD'Auria, who is personally known to me or who produced NYSDC 999 028 443 as identification and who did/did not take an oath.

Carmen Janet Baquero
Notary Public
My Commission Expires: July 26, 2026

CARMEN J. BAQUERO
NOTARY PUBLIC, State of New York
No. 01BA6308240
Qualified in Nassau County
Commission Expires July 21, 2026



WARRANTY DEED CONTINUATION

Parcel 1036C:

Commence at the Northeast corner of the Southeast quarter of Section 4, Township 19 South, Range 18 East, Citrus County, Florida; thence South 00°10'34" West a distance of 1308.83 feet along the East line of said Southeast quarter; thence departing said East line, South 89°50'19" West a distance of 30.00 feet to the existing North Right of Way line of State Road 44; thence along said existing North Right of Way line the following four (4) courses and distances South 89°50'19" West a distance of 465.42 feet; thence South 00°00'55" East a distance of 22.33 feet; thence South 89°43'50" West a distance of 347.04 feet to the POINT OF BEGINNING; thence continue South 89°43'50" West a distance of 87.80 feet to the South Boundary of land as described in Official Records Book 1011, Page 22, Public Records of Citrus County, Florida; thence North 00°00'12" East a distance of 206.64 feet along said South Boundary; thence continue along said South Boundary North 89°39'50" East a distance of 84.93 feet; thence departing said South Boundary, South 00°47'27" East a distance of 206.75 feet to the POINT OF BEGINNING.

And
Commence at the Northeast corner of the Southeast quarter of Section 4, Township 19 South, Range 18 East, Citrus County, Florida; thence South 00°10'34" West a distance of 1308.83 feet along the East line of said Southeast quarter; thence departing said East line, South 89°50'19" West a distance of 30.00 feet to the existing North Right of Way line of State Road 44; thence along said existing North Right of Way line the following five (5) courses and distances South 89°50'19" West a distance of 465.42 feet; thence South 00°00'55" East a distance of 22.33 feet; thence South 89°43'50" West a distance of 434.84 feet to the POINT OF BEGINNING; thence continue South 89°43'50" West a distance of 15.15 feet; thence North 71°20'14" West a distance of 10.39 feet to the South Boundary of land as described in Official Records Book 1011, Page 22, Public Records of Citrus County, Florida; thence North 00°00'12" East a distance of 203.24 feet along said South Boundary; thence continue along said South Boundary, South 89°39'50" West a distance of 72.80 feet to the West Boundary of said land; thence North 00°20'10" West a distance of 260.00 feet along said West Boundary to the Northwest corner of said boundary; thence North 89°44'39" East a distance of 180.67 feet along the North Boundary of said land; thence departing said North Boundary, South 00°47'27" East a distance of 259.76 feet to the aforesaid South Boundary of said land; thence South 89°39'50" West a distance of 84.93 feet along said South Boundary; thence continue along said South Boundary, South 00°00'12" West a distance of 206.64 feet to the POINT OF BEGINNING.

And
A portion of the Southeast quarter of Section 4, Township 19 South, Range 18 East, Citrus County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast quarter of Section 4, Township 19 South, Range 18 East, Citrus County, Florida; thence South 89°33'15" West a distance of 941.61 feet along the North line of the Southeast quarter of said Section 4; thence departing said North line, South 00°47'27" East a distance of 20.00 feet for a POINT OF BEGINNING; thence South 00°47'27" East a distance of 840.82 feet; thence North 89°44'39" East a distance of 76.79 feet; thence South 00°47'27" East a distance of 466.50 feet to the existing North Right of Way line of State Road 44; thence along said existing North Right of Way line the following three (3) courses and distances, South 89°43'50" West a distance of 102.95 feet; thence North 71°20'14" West a distance of 59.23 feet; thence South 89°40'40" West a distance of 222.00 feet; thence departing said existing North Right of Way line, North 45°33'23" West a distance of 42.60 feet; thence North 00°47'27" West a distance of 434.39 feet; to a point on a non-tangent curve concave Westerly, having a radius of 7737.00 feet and a central angle of 05°53'10"; thence from a tangent bearing of North 06°06'25" East, Northerly along the arc of said curve 794.85 feet to a point on said curve; thence North 44°49'53" East a distance of 42.63 feet; thence North 89°33'15" East a distance of 248.74 feet to the POINT OF BEGINNING.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Lucille Gort
Lucille Gort

Lisa Leventhal
Printed Name

27010 Grand Central Pkwy Apt 3A
Address
Floral Park, NY 11005

27010 Grand Central Pkwy
Address
Floral Park, NY 11005

[Signature]
Witness

Lisa Leventhal
Printed Name

27010 Grand Central Pkwy
Address
Floral Park, NY 11005

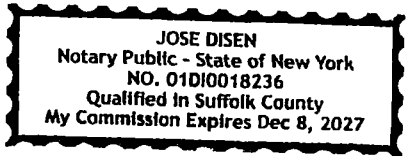
STATE OF New York
COUNTY OF Queens

The foregoing instrument was acknowledged before me J.P. in my physical presence or RON remote online Notary Public this 29 day of July, 2024 by Lucille Gort who is personally known to me or who produced Medicare Card & Photo Id as identification and who did/did not take an oath.

[Signature] Jose Disen
Notary Public

My Commission Expires: 12/08/2027

[seal]



WARRANTY DEED CONTINUATION

Parcel 1036C:

Commence at the Northeast corner of the Southeast quarter of Section 4, Township 19 South, Range 18 East, Citrus County, Florida; thence South 00°10'34" West a distance of 1308.83 feet along the East line of said Southeast quarter; thence departing said East line, South 89°50'19" West a distance of 30.00 feet to the existing North Right of Way line of State Road 44; thence along said existing North Right of Way line the following four (4) courses and distances South 89°50'19" West a distance of 465.42 feet; thence South 00°00'55" East a distance of 22.33 feet; thence South 89°43'50" West a distance of 347.04 feet to the POINT OF BEGINNING; thence continue South 89°43'50" West a distance of 87.80 feet to the South Boundary of land as described in Official Records Book 1011, Page 22, Public Records of Citrus County, Florida; thence North 00°00'12" East a distance of 206.64 feet along said South Boundary; thence continue along said South Boundary North 89°39'50" East a distance of 84.93 feet; thence departing said South Boundary, South 00°47'27" East a distance of 206.75 feet to the POINT OF BEGINNING.

And


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Signed, sealed and delivered in the presence of:

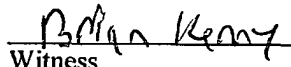

Witness

Karalyn Kenny
Printed Name

Address: 1200 Westphalia Rd
Mattituck, NY 11952


Joseph Lebckuecher, Jr.

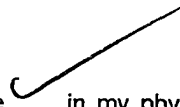
P.
448 Herricks Lane
Jamesport, NY 11947
Address



Witness

Brian Kenny
Printed Name

Address: 1200 Westphalia Rd
Mattituck, NY 11952

STATE OF New York
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me  in my physical presence or ___ RON remote online Notary Public this 29th day of July, 2024 by Joseph Lebckuecher, Jr., who is personally known to me or who produced NY's Driver License as identification and who did/did not take an oath.


Notary Public

My Commission Expires:

[seal]

KARALYN KENNY
Notary Public - State of New York
No. 01KE5018342
Qualified in Suffolk County
My Commission Expires March 25, 2026

WARRANTY DEED CONTINUATION

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Signed, sealed and delivered in the presence of:

Gloria M. Cain
Witness

Gloria M. Cain
Printed Name

Address: 230 S. Rock Crusher Rd
Crystal River, FL 34429

William Hudson
Witness

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

Printed Name

Address: _____

Kerstin M. Kellner

Kerstin M. Kellner, individually and as Successor Trustee of the Murray A. Kellner Revocable Trust dated February 23, 2001

Address

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by in my physical presence or RON remote online Notary Public this 26 day of July, 2024 by Kerstin M. Kellner, individually and as Successor Trustee of the Murray A. Kellner Revocable Trust dated February 23, 2001 who is personally known to me or who produced as identification and who did/did not take an oath.

William Hudson
Notary Public

My Commission Expires:

