

Prepared by and Return to
Fidelity Title Services, LLC
Annette Carr
217 N Apopka Ave
Inverness, Florida 34450
Our File Number. 24-0376
Consideration \$160000

For official use by Clerk's office only

STATE OF Florida) **SPECIAL WARRANTY DEED**
COUNTY OF Citrus) (Corporate Seller)
)

THIS INDENTURE, made this 1st of OCTOBER, 2024 between **L&B Freedom, LLC, a Florida Limited Liability Company**, whose mailing address is: 4409 50th Drive West, Bradenton, Florida 34210, party of the first part, and **Andrew Hayes, a single man and Christine Hayes, a married woman, as Joint Tenants with Full Rights of Survivorship**, whose mailing address is. 4060 S Skylark Terrace, Homosassa, Florida 34446, party/parties of the second part,

WITNESSETH.

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 9, Block B, of HAZELTON HILLS, an unrecorded Subdivision, further described as follows:
Lot 9, Block B. Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 19 South, Range 17 East, thence South 89° 44' 45" East along the South line of said Northwest 1/4 of the Northwest 1/4 a distance of 520.59 feet, thence North 0° 00' 55" East 1080 feet, thence South 89° 44' 45" East parallel to said South line a distance of 670 feet to the point of beginning, thence continue South 89° 44' 45" East parallel to said South line a distance of 92.67 feet to a point on the West right-of-way of a 50 foot County Road, thence South 0° 03' 40" West parallel to the East line of said Northwest 1/4 of the Northwest 1/4 a distance of 120 feet, thence North 89° 44' 45" West parallel to said South line a distance of 92.57 feet, thence North 0° 00' 55" East 120 feet to the point of beginning.

Parcel ID 17E19S25 4D0B0 0090

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party.

Signed, sealed and delivered
in the presence of:

L&B Freedom, LLC, a Florida Limited Liability
Company

Witness #1 signature [Signature]

By [Signature]
Ronald Wetzel aka Ron Wetzel
Title Managing Member

Print witness name ZACHARY GRIFFITH

Print witness address 6001 76th ST W

(Corporate Seal)

BRADENTON FL 34207

Witness #2 signature [Signature]

Print witness name VICKIE HINTZ

Print witness address 6001 76th ST W

BRADENTON FL 34207

State of FLORIDA
County of MANATEE

The foregoing instrument was Sworn to (or affirmed), subscribed and acknowledged before me by means of () physical presence
or () online notarization, this 27th day of SEPTEMBER, 2024 by Ronald Wetzel aka Ron Wetzel, Managing Member of
L&B Freedom, LLC, a Florida Limited Liability Company who is personally known to me or who has produced
FL DL as identification.

[Signature]
Notary Public

Print Notary Name ZACHARY GRIFFITH

My Commission Expires 04/27/2027

AFFIX NOTARY SEAL

