

Prepared by and return to:

Robert Flavell
Attorney at Law
Robert Flavell, P.A.
1420 Celebration Boulevard Suite 200
Celebration, FL 34747
407-815-5377
File Number: **3423-003**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **24th** day of **September, 2024** between **Semperland Assets, LLC, a Wyoming Limited Liability Company** whose post office address is **PO Box 23061, Knoxville, TN 37933**, grantor, and **SPH RECOVERY LLC, a Florida Limited Liability Company** whose post office address is **3050 Dyer Blvd, Suite 449, Kissimmee, FL 34741**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **SIXTEEN THOUSAND AND NO/100 DOLLARS** (\$16,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida** to-wit:

Lot 8, Block 244, Citrus Springs Unit 3, according to the map or plat thereof as recorded in Plat Book 5, Page 116, Public Records of Citrus County, Florida.

Parcel Identification Number: 18E17S100030 02440 0080

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Semperland Assets, LLC, a Wyoming limited liability company

By: [Signature]
Samuel Ruble, Member

Madison McCoy
Witness Name: [Signature]
Witness Address: 11490 Parkside Dr.
Farragut, TN 37934

Catherine Heisner
Witness Name: Catherine Heisner
Witness Address: 11490 Parkside Dr.
Farragut, TN 37934

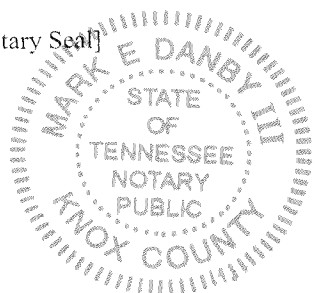
State of Tennessee

County of Knox

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of September, 2024 by Samuel Ruble of Semperland Assets, LLC, a Wyoming limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Signature]
Notary Public

[Notary Seal]



Notary Public

Printed Name: Mark E. Danby III

My Commission Expires: 4-10-27