

Prepared By and Returned To:

Bernardo Lira
BrightHouse Title Insurance Agency, LLC
6996 Piazza Grande Ave., Unit 104
Orlando, FL 32835

File Number: BRI431415

Parcel Identification No.: 2053364

WARRANTY DEED

THE GRANTOR(s): **BBG Real Estate Investments LLC, a Florida Limited Liability Company**, Whose address is: 7065 WESTPOINTE BLVD, Suite 102, Orlando, FL 32835 (the "Grantor")

Conveys and warrants to: **3812 W Eunice Dr LLC, a Florida Limited Liability Company**, Whose address is: 3812 W. Eunice Dr., Citrus Springs, FL 34433 (the "Grantee")
(Which Terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)** 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 situated in County of **Citrus**, State of **Florida**:

See attached Exhibit A

Tax Parcel No: **2053364**
Commonly known as: **3812 W. Eunice Dr., Citrus Springs, FL 34433**

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 September 18, 2024.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s):

EXHIBIT A

Lot 7, Block 1780 of CITRUS SPRINGS UNIT 25, according to the plat thereof, as recorded in Plat Book 8, Pages 19 through 24, inclusive, of the Public Records of Citrus County, Florida.

Tax Parcel No: **2053364**
Commonly known **3812 W. Eunice Dr., Citrus Springs, FL 34433**
as: