

This instrument prepared by:
Name: **Bill Hudson**
Return to: **Land Title of Citrus County, Inc.**
FILE NO. LT-37468
Address: **109 NE 4th Street**
Crystal River, FL 34429
Property Appraisers Parcel Identification Number(s):
3429755/3429767/3429770
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 1st day of November, 2024 by *Heritage Land Development LLC, a Florida limited liability company and Heritage Professional Park P.O.A, Inc., a dissolved Florida non-profit corporation whose street address is P.O. Box 641000, Beverly Hills, FL 34464, hereinafter called the grantor, to Anshivali LLC, a Florida limited liability company whose street address is 2425 W Norvell Bryant Hwy, Lecanto, FL 34461 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:

Lots 1, 2, 3, 4 and 5, HERITAGE PROFESSIONAL PARK, according to the map or plat thereof as recorded on Plat Book 18, page 108, Public Records of Citrus County, Florida.

And

Tracts A & B, and Roads within HERITAGE PROFESSIONAL PARK, according to the map or plat thereof as recorded on Plat Book 18, page 108, Public Records of Citrus County, Florida.

Heritage Professional Park P.O.A, Inc., a dissolved Florida non-profit corporation is executing this Warranty Deed to wrap up affairs of the dissolved company in the affairs of ordinary business.

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:

Mariana Saldana
Witness
Mariana Saldana
Printed Name

Address: 1645 W. Main St
Inverness, FL 34450

Doreen Cathoun
Witness
Doreen Cathoun
Printed Name

Address: 1645 W Main St
INVERNESS, FL 34450

Heritage Land Development LLC, a Florida limited liability company

BY: [Signature]
Jim Morton, as Special Master appointed in Order attached hereto and made a part thereof

Heritage Professional Park P.O.A, Inc., a dissolved Florida non-profit corporation

BY: [Signature]
Jim Morton, as Special Master appointed in Order attached hereto and made a part thereof

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this 1st day of November by Jim Morton, as Special Master of Heritage Land Development LLC, a Florida limited liability company and Jim Morton, as Special Master of Heritage Professional Park P.O.A, Inc., a dissolved Florida non-profit corporation who is personally known to me or who produced FL Drivers License as identification and who did/did not take an oath.

[Signature]
Notary Public
My Commission Expires:

[seal]



Filing # 210015862 E-Filed 10/31/2024 02:27:56 PM

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR CITRUS COUNTY, FLORIDA

IN RE: THE MARRIAGE OF:

CASE NO. 2016-DR-2080

RITU SANON,

Petitioner/Wife,

and

ASHISH SANON,

Respondent/Husband,

and

The Ashish Sanon Family Trust UTA Dated May 1, 2019; The Ritu Sanon Family Trust UTA dated May 1, 2019; Ashish Sanon, LLC; Ashish Sanon, M.D., P.A.; Beverly Hills Land Development, LLC; Citrus Hills Land Development, LLC; Aware Investments Limited Partnership; Florida Eye Research Group, Inc.; Florida Health Imaging Group, LLC; Florida Medical Investment Group, LLC; MedPro Center, LLC; Florida Oil Investment Group, LLC; Fort Smith Petro Environmental, LLC; Florida Solar Investment Group, LLC; Wesley Chapel Eye Institute, LLC; Green Toad Investments, LLC; Heritage Land Development, LLC; Heritage Professional Park POA, Inc; Jan's Optical Shop of Beverly Hills, LLC; Jan's Optical Shop of Crystal River, LLC; Redtail Cottage, LLC; Sanon Holdings, LLLP; PET Services of Florida, LLC; Scientific Hydrocarbon Environmental Management, LLC; Tennessee Land Investments, LLC; The Estate of Kewal Sanon; The Kewal Sanon Trust.

Third Party Respondents.

UDF
**EX PARTE ORDER ON WIFE'S VERIFIED EMERGENCY TO APPOINT SPECIAL
MASTER AND OTHER RELIEF**

THIS CAUSE having come before the Court upon the Wife's Verified Emergency Motion for Ex Parte Order Appointing Special Master and Other Relief to facilitate the sale of the Heritage Land Development, LLL by granting Wife the authority to sign on behalf of Husband or appointing a Special Master, Jim Morton of Century 21 Real Estate to sign on behalf of Husband and all capacities, and the Court having reviewed the pleadings on file and being otherwise fully advised in the premises, finds and declares as follows:

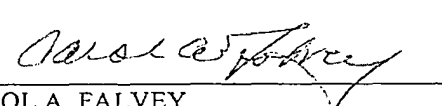
- A. There is currently a pending contract on the property known as Heritage Land Development, LLC and more specifically located at 249 W. Office Park Rd, Hernando, Florida, Alternate Key #3429794, #3429782, #3429743, #3429755, #3429767 and #3429770.

- B. Bill Hudson of Land Title of Citrus County initially forwarded the closing documents to the Husband on the morning of October 30, 2024 at 10:30 a.m., again on October 30, 2024 at 12:49 p.m. and finally reached out to counsel for the Husband on October 30, 2024 at 1:45 p.m.
- C. Husband has refused to sign said closing documents.
- D. To facilitate the sale of the property in the sum of \$670,000.00 a Special Master should be appointed to execute the documents on the Husband's behalf.

E. Husband's counsel advised he has no objection to the appointment of J. W. Morton as Special Master.
It is therefore; **ORDERED AND ADJUDGED** as follows:

1. The Wife's Verified Emergency Motion for Ex Parte Order Appointing Special Master is hereby **GRANTED**.
2. Jim Morton of Century 21 is hereby appointed Special Master and granted full and sole authority to sign on behalf of the Husband, Ashish Sanon, in all capacities for purposes of executing the all closing documents for the property known as Heritage Land Development, LLC and more specifically located at 249 W. Office Park Rd, Hernando, Florida, Alternate Key #3429794, #3429782, #3429743, #3429755, #3429767 and #3429770.
3. Jim Morton shall sign for the Husband individually, as Trustee of the Ashish Sanon Family Trust, as General Partner of Sanon Holdings LLLP, and as Managing Member of Heritage Land Development LLC.
3. That this Court reserves jurisdiction over the parties hereto and the subject matters hereof for the purpose of entering such further Orders as are deemed just.

DONE AND ORDERED in Chambers at Inverness, Citrus County, Florida, this 31st day of October, 2024.

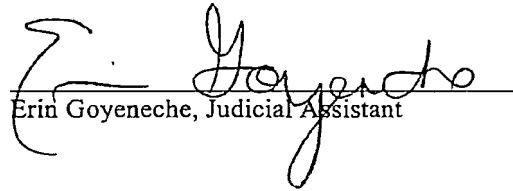

CAROL A. FALVEY
Circuit Court Judge

This Order Prepared By:
Megan T. Fitzpatrick, Esq.
Florida Bar No. 84987

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing was forwarded to MEGAN T. FITZPATRICK, Attorney for the Petitioner/Wife at service-mtf@fitzpatricklawonline.com and JOSEPH H. LEE, Attorney for the Respondent/Husband at jlee@flights.com and HAKSOO S LEE,

Attorney for the Respondent/Husband at hlee@flights.com and info@flights.com by eService on this 30 day of October, 2024.


Erin Goyeneche, Judicial Assistant