

Prepared by and return to:
Kerrie A. Frick, an employee of
BAXTER TITLE, an R&S FASTER CLOSINGS COMPANY
4067 N. Lecanto Hwy, Beverly Hills, FL 34465
File Number: 3984-24-06-P

Property Appraiser's ID #: 18E20S130010 00690 0050

WARRANTY DEED

This Warranty Deed is executed this 22 day of July, 2024, by Kiera Danae McDougall and Steve Camper, individually and as Trustees of 14 Witch Hazel Court, Homosassa, Florida Trust dated May 29, 2024 ("Grantor") whose post office address is 4067 North Lecanto Highway, Beverly Hills, FL 34465, to Hartvan LLC, a Florida Limited Liability Company ("Grantee") whose post office address is 157 Linder Drive, Homosassa, FL 34446.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10.00 (TEN AND 00/100 DOLLARS) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 5, Block 69, Sugarmill Woods, Cypress Village, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 86 through 150, inclusive, Plat Book 10, Pages 1 through 150, inclusive and Plat Book 11, Page 1 through 16, inclusive as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR RESIDENCE OF THE GRANTOR NOR IS IT CONTIGUOUS THERETO.


This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

[signature pages to follow]


Signed, sealed and delivered as to all Grantors in the presence of the following witnesses:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)


Signature of Witness 1
Kerrie A. Frick

14 Witch Hazel Court, Homosassa, Florida Trust
dated May 29, 2024

By: 
Kiera Danae McDougall, individually and as
Trustee


Witness 1 Address:
4067 N. Lecanto Hwy, Beverly Hills, FL 34465


Signature of Witness 2
Shawnette Cain

Witness 2 Address:
4067 N. Lecanto Hwy, Beverly Hills, FL 34465

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online
notarization this 22 day of **November, 2024**, by **Kiera Danae McDougall, individually and as Trustee**
of **14 Witch Hazel Court, Homosassa, Florida Trust dated May 29, 2024**.


Signature of Notary Public
Print, Type/Stamp Name of Notary

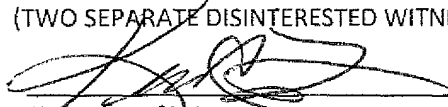


KERRIE A. FRICK
Commission # HH 394555
Expires August 21, 2027

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: FL D.L.

Signed, sealed and delivered as to all Grantors in the presence of the following witnesses:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)



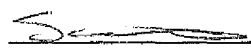
Signature of Witness 1
Kerrie A. Frick

14 Witch Hazel Court, Homosassa, Florida Trust
dated May 29, 2024

By: 

Steve Camper, individually and as Trustee

Witness 1 Address:
4067 N. Lecanto Hwy, Beverly Hills, FL 34465




Signature of Witness 2
Shawnette Cain

Witness 2 Address:
4067 N. Lecanto Hwy, Beverly Hills, FL 34465

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online
notarization this 22 day of **November, 2024**, by **Steve Camper, individually and as Trustee of 14
Witch Hazel Court, Homosassa, Florida Trust dated May 29, 2024.**



Signature of Notary Public
Print, Type/Stamp Name of Notary



KERRIE A. FRICK
Commission # HH 394555
Expires August 21, 2027

Personally Known: _____ OR Produced Identification: X
Type of Identification FLD.L.
Produced: _____