

Prepared by and return to:

This instrument prepared by: **Kristina Brown**
Brownstone Title Services, LLC
195 Wekiva Springs Rd
Suite 101
Longwood, FL 32779
(407) 869-9609
File No.: 2024-246

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WARRANTY DEED

This Warranty Deed Made this **19th day of December, 2024** by **Norman Bell** hereinafter called the grantor, whose post office address is: **PO Box 230742, Montgomery, AL 36123**

to: **White Dove Capital, LLC, a Texas Limited Liability Company** whose post office address is: **12953 Trinity Blvd, Ste 125, Euless, TX 76040** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Two Thousand and 00/100 (\$2,000.00) Dollars, 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 **Citrus County, Florida**, viz:

A PORTION OF LOT 43, CHARPIA'S ADDITION TO CRYSTAL RIVER AS RECORDED IN PLAT BOOK 1, PAGE 30, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, BEING MORE COMPLETELY DESCRIBED AS:

LOT 2, BLOCK 43 OF AN UNRECORDED PLAT:

COMMENCE AT THE NORTHWEST CORNER OF LOT 43 CHARPIA'S ADDITION TO CRYSTAL RIVER AS RECORDED IN PLAT BOOK 1, PAGE 30, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTH 88°55'49" EAST ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 43 OF AN UNRECORDED PLAT, SAID BOUNDARY ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SE 5TH STREET, A DISTANCE OF 79.78 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 43 OF AN UNRECORDED PLAT; THENCE NORTH 88°55'49" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTHERLY BOUNDARY OF SAID LOT 2, A DISTANCE OF 79.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 43 OF AN UNRECORDED PLAT; THENCE SOUTH 0°40'14" EAST ALONG THE EASTERLY BOUNDARY OF SAID LOT 2 AND WESTERLY BOUNDARY OF SAID LOT 3, A DISTANCE OF 89.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3 AND A POINT ON THE SOUTH LINE OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 17 EAST, THENCE SOUTH 88°54'58" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 AND THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 79.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°40'09" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 2, A DISTANCE OF 89.29 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 17E18S220030004300020

This property is NOT the homestead of the Grantor (s).

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 12/31/2024, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Kristina Brown

Witness

Printed Name: Kristina Brown

P.O. Address: 195 Wekiva Springs Rd
Suite 101, Longwood, FL 32779

[Signature]

Witness

Printed Name: Turnisha Akins

P.O. Address: 3571 Clay Brick Rd Harmony, FL 34773

Norman Bell

Norman Bell

State of Florida
County of Osceola

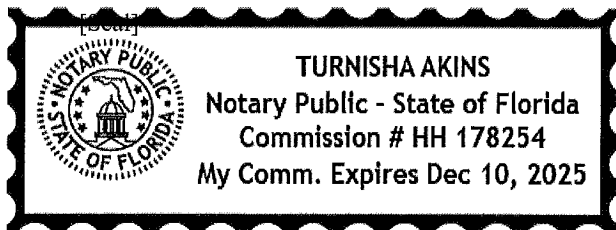
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of December, 2024 by Norman Bell who is personally known or has produced a driver's license as identification.

[Signature]

Notary Public

Print Name: Turnisha Akins

My Commission Expires: 12/10/2025



Turnisha Akins - Notary Public State of Florida
Commission Number: HH 178254
Commission Expires: 12/10/2025

Completed via Remote Online Notarization using 2 way Audio/Video technology.