

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dawn Martone
American Title Services of Citrus Co. Inc.
2230 Highway 44 West
Inverness, FL 34453
Property Appraisers Parcel I.D. No: 20E-19S-34-42200-0020

Space Above This Line For Recording Data

THIS WARRANTY DEED,

made the 15 day of January, 2025 by Joseph M. Gibson and Crystal L. Gibson, husband and wife, Individually and as Co-Trustees of the Joseph and Crystal Gibson Living Trust Dated May 21, 2020, herein called the grantors, to Brightbear Properties LLC, a Pennsylvania Limited Liability Company, whose post office address is, _____
677 Roosevelt Highway, Waymart PA 18472
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 grantors, for and in consideration of the sum of \$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 Florida, viz.:

PARCEL #2: Commence at the Southeast corner of the Northwest 1/4 of Section 34, Township 19 South, Range 20 East, thence North 0 degrees 36 minutes 44 seconds West along the East line of said Northwest 1/4 a distance of 162.15 feet, thence South 89 degrees 21 minutes 41 seconds West 473.44 feet to the Point of Beginning, thence continue South 89 degrees 21 minutes 41 seconds West 526.94 feet, thence North 0 degrees 36 minutes 44 seconds West parallel to said East line a distance of 496 feet, thence North 89 degrees 21 minutes 41 seconds East 526.94 feet, thence South 0 degrees 36 minutes 44 seconds East parallel to said East line a distance of 496.00 feet to the Point of Beginning.

Subject to a utility easement across the South 5 feet thereof.

Subject to a drainage easement across the North 10 feet of the South Thirty Five feet thereof.

Subject to an easement for ingress and egress across the North Ten feet of the South Fifteen feet thereof in favor of the following described lands: (Parcel 4) Commence at the Southeast corner of the Northwest 1/4 of Section 34, Township 19 South, Range 20 East, thence North 0 degrees 36 minutes 44 seconds West along the East line of said Northwest 1/4 a distance of 162.15 feet, thence South 89 degrees 21 minutes 41 seconds West 1263.85 feet to the Point of Beginning, thence continue South 89 degrees 21 minutes 41 seconds West 281.24 feet to a point on the East right of way line of the A.C.L. Railroad, said point being 50 feet from, measured at a right angle to, the centerline of said railroad, thence North 45 degrees 21 minutes 28 seconds West along said East right of way line a distance of 698.04 feet, thence North 89 degrees 21 minutes 41 seconds East 772.63 feet, thence South 0 degrees 36 minutes 44 seconds East parallel to the East line of said Northwest 1/4 a distance of 496 feet to the Point of Beginning.

Subject to an easement for ingress and egress across the North Ten feet of the South Twenty Five feet thereof in favor of the following described lands (Parcel 3) Commence at the Southeast corner of the Northwest 1/4 of Section 34, Township 19 South, Range 20 East, Citrus County, Florida, thence North 0 degrees 36 minutes 44 seconds West along the East line of said Northwest 1/4 a distance of 162.15 feet, thence South 89 degrees 21 minutes 41 seconds West 1000.38 feet to the Point of Beginning, thence continue South 89 degrees 21 minutes 41 seconds West 263.47 feet, thence North 0 degrees 36 minutes 44 seconds West parallel to said East line a distance of 496 feet, thence North 89 degrees 21 minutes 41 seconds East 263.47 feet, thence South 0 degrees 36 minutes 44 seconds East parallel to said East line a distance of 496 feet to the Point of Beginning.

Together with an easement for ingress and egress across the North Ten feet of the South Thirty Five feet of the following described lands: (Parcel 1) Commence at the Southeast corner of the Northwest 1/4 of Section 34, Township 19 South, Range 20 East, thence North 0 degrees 38 minutes 44 seconds West along the East line of said Northwest 1/4 a distance of 162.15 feet, thence North 89 degrees 21 minutes 41 seconds West 34.38 feet to the Point of Beginning, said point being on the West right of way line of a 50 foot wide County Road, said point also being 25 feet from, measured at a right angle to, the centerline of said 50 foot wide County Road, thence continue South 89 degrees 21 minutes 41 seconds West 439.06 feet, thence North 0 degrees 36 minutes 44 seconds West parallel to said East line a distance of 496.00 feet, thence North 89 degrees 21 minutes 41 seconds East 439.06 feet to a point on said West right of way line, thence South 0 degrees 36 minutes 44 seconds East along said right of way line and parallel to said East line a distance of 496.00 feet to the Point of Beginning.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 incurred by the Grantors, except taxes for the current year and all subsequent years.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

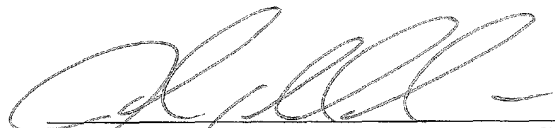


Witness #1 Signature
Dawn Martone

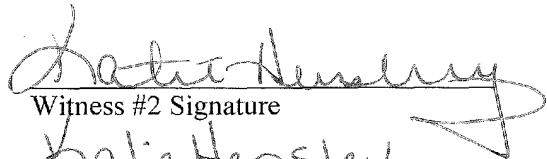
Witness #1 Printed Name
2230 Hwy 44 W Inverness Fl 34453

Witness #1 Post Office Address (Street)

Witness #1 Post Office Address (City, State, Zip)



Joseph M. Gibson, Individually and as Co-Trustee
P.O. Box 1016, Inverness, FL 34451



Witness #2 Signature
Kate Hensley

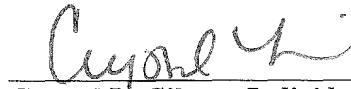
Witness #2 Printed Name

119 E Dampier St

Witness #2 Post Office Address (Street)

Inverness, FL 34450

Witness #2 Post Office Address (City, State, Zip)

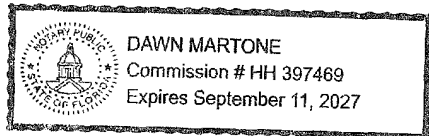


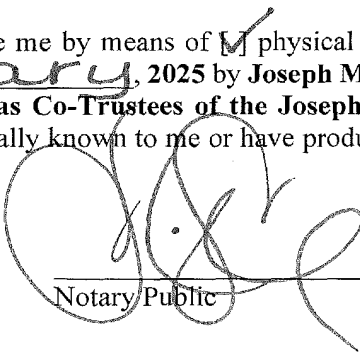
Crystal L. Gibson, Individually and as Co-Trustee
P.O. Box 1016, Inverness, FL 34451

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization this 15 day of January, 2025 by **Joseph M. Gibson and Crystal L. Gibson, husband and wife, Individually and as Co-Trustees of the Joseph and Crystal Gibson Living Trust Dated May 21, 2020** who are personally known to me or have produced Driver's License as identification.

SEAL





Notary Public

My commission expires:

Printed Notary Name