

Prepared by and return to:

Brenda L. Buta
Elite Title of the Nature Coast
7655 West Gulf to Lake Highway
Ste 4
Crystal River, FL 34429

File No 2025-115

Parcel Identification No 18E-17S-10-0270-13520-0110

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of February, 2025 between **NEW VISTA PROPERTIES INC., a Florida Corporation**, whose post office address is 5557 East Price Boulevard, North Port, FL 34288, of the County of Sarasota, Florida, Grantor, to **JEF Investments of Ocala, LLC a Florida Limited Liability Company**, whose post office address is 1115 North Crescent Drive, Crystal River, FL 34429, of the County of Citrus, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 11, Block 1352, CITRUS SPRINGS, UNIT 27, a subdivision according to the plat thereof, recorded in Plat Book 9, Pages 54 through 70, inclusive of the Public Records of Citrus County, Florida.

Buyer hereby agrees to assume and pay Resolution #2024-066 for water distribution recorded July 25, 2024 in Official Record Book 3487, page 1229, of the Public Records of Citrus County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

NEW VISTA PROPERTIES INC., a Florida Corporation

By: 

John C. Ehrling, President

1750 SW 4th Ave Miami, FL 33129


WITNESS

PRINT NAME: Alex Rodriguez


WITNESS

PRINT NAME: JONATHAN HERNANDEZ

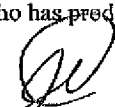
WITNESS 1 ADDRESS

1750 SW 4th Ave Miami, FL 33129

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 28th day of February, 2025 by John C. Ehrling, President of NEW VISTA PROPERTIES INC., a Florida Corporation, who is personally known to me or who has produced (type of identification) as identification.


(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Title or rank)

(Serial number, if any)

