

Prepared by and return to:

Cindy Bescher
First National Title & Escrow
501 Centerville Road
Suite 102
Warwick, RI 02886

File No 5464-FL-25

Parcel Identification No 17E-17S-20-0220-00890-0050

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

This indenture made the 28th day of March, 2025 between **5:9 Properties LLC, a Florida Limited Liability Company LLC**, whose post office address is 1607 Palmwood Drive, Clearwater, FL 33756, of the County of Pinellas, Florida, Grantor, to **Lance Harlow and Carrie Harlow, husband and wife**, whose post office address is 9342 North Cacalia Drive, Crystal River, FL 34428, 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 5, Block 89, CRYSTAL MANOR UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 8, Pages 112 through 134, 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:

5:9 Properties LLC, a Florida Limited Liability Company LLC, a
Florida Limited Liability Company

By: [Signature]
Debra Barton, Managing Member

By: [Signature]
Brian K. Barton, Managing Member

[Signature]
WITNESS
PRINT NAME: Cindy Bescher
[Signature]
WITNESS
PRINT NAME: Kanna Gomez

2436 N. HERITAGE OAKS PATH
HERNANDO, FL 34442
WITNESS 1 ADDRESS

2436 N. HERITAGE OAKS PATH
HERNANDO, FL 34442
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 28 day of March, 2025 by Debra Barton and Brian K. Barton, Managing Members of 5:9 Properties LLC, a Florida Limited Liability Company, who is/are () personally known to me or who () has/have produced FLDL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

