

After Recording Return to:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446

This Instrument Prepared by:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
20E-19S-21-0020-02020-1240, 20E-19S-21-0020-02020-1220, 20E-19S-21-0020-02020-1230
File No.: 2444155

WARRANTY DEED

This Warranty Deed, Made the 24th day of April, 2025, by WCM Land Investments, Inc., a dissolved Florida corporation and this the deed is being given to wind up the business and affairs of the dissolved corporation, and having its place of business at: 906 Eden Dr, Inverness, FL 34452, hereinafter called the "Grantor", to Martin-Hopkins Holdings, LLC, a Florida limited liability company whose post office address is: 604 Independence Hwy, Inverness, FL 34453, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Five Hundred Forty Thousand Dollars and No Cents (\$540,000.00)** 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, Florida, to wit:

Lots 122, 123, 124, 125, 126, 127, 128 and 129, Block 202, Inverness Highlands South, according to the map or plat thereof as recorded in Plat Book 3, Pages 51 through 66, of the Public Records of Citrus County, Florida; Less and except those portions conveyed in Official Records Book 1594, Page 637, Official Records Book 1607, Page 820 and in Official Records Book 1607, Page 824, of the Public Records of Citrus County, Florida.

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

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its manager or member or officer duly authorized the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

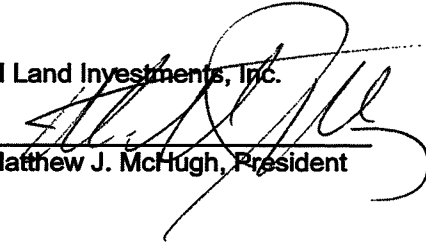
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

906 Eden Drive, Inverness, FL 34452
729 Southerly Avenue, Inverness, FL 34452
736 S Highway 41, Inverness, FL 34450



Witness 1 Signature

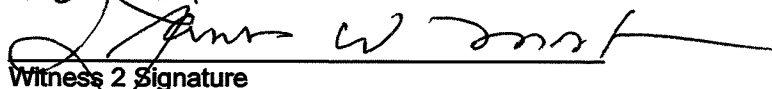
WCM Land Investments, Inc.

By: 

Matthew J. McHugh, President

Witness 1 Printed Name and Post Office Address:

SHARI J JUSTICE
4771 S. SUNCOAST BLVD
HOMOSASSA FL 34446



Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

JAMES W MONTON
11645 W MAIN ST INVERNESS FL 34450

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of April, 2025 by Matthew J. McHugh as President of WCM Land Investments, Inc. He/She is/are personally known to me.



Notary Public Signature

My Commission Expires: _____
(SEAL)

Printed Name: Shari J Justice

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

