

Prepared by and Return To:
Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR312505060

APN/Parcel ID(s): 18E17S100260 11570 0070

WARRANTY DEED

THIS WARRANTY DEED dated June 11, 2025, by Parks Property Development Corp., a Florida Corporation, hereinafter called the grantor, to RDH1 LLC, a Florida limited liability company, whose post office address is 9321 Mustard Leaf Dr, Orlando, FL 32827, 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 grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 7, Block 1157, Citrus Springs Unit 26, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 7 through 16, inclusive, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Amanda Rowthorn
Print Name

Address: 7076 W. Gulf to Lake Hwy.,
Crystal River, FL 34429

Parks Property Development Corp., a Florida Corporation

BY: [Signature]
Shawn M Parks
President

Address: 920 E Harvard St
Inverness, FL 34452

[Signature]
Witness Signature

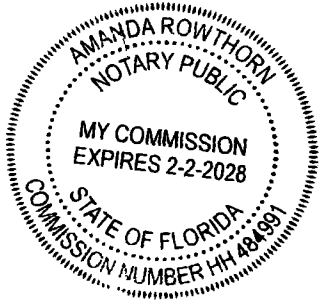
James F. McCoy Jr.
Print Name

Address: 3221 W. Blossom Dr.
Beverly Hills, FL 34465

State of FL
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of June, 2025,
by Shawn M. Parks to me known to be the person(s) described in or who has/have produced [Signature] as identification.

[Notary Seal]



[Signature]
Name: Amanda Rowthorn
Commission: 2/2/28