

PREPARED BY AND RETURN TO:

Thomas M. VanNess, Jr.
5634 N. Lecanto Highway
Beverly Hills, FL 34465
352-746-7990

Tax Parcel I.D. No.: 18E17S100080 07710 0220

Note to recorder: Documentary stamps are paid upon recording of this deed in the amount of \$185.50, which is tax paid on the transfer of title pursuant to sale of the subject premises at a sales price of \$26,500.

WARRANTY DEED

THIS WARRANTY DEED made the 21th day of August, 2025, by **MTBV Land Company, LLC, a Florida limited liability company**, with its principal place of business at 5634 N. Lecanto Highway, Beverly Hills, FL 34465, hereinafter called the Grantor, to **B & C Property Investors, LLC, a Maryland limited liability company**, whose post office address is 9548 Watts Road, Owing Mills, MD 21117, mail tax bills to 9548 Watts Road, Owing Mills, MD 21117, hereinafter called the Grantee:

(Whenever 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 Dollars (\$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 situated in **Citrus County, State of Florida**, viz:

Lot 22, Block 771, CITRUS SPRINGS UNIT 8, a Subdivision, according to the Plat thereof, recorded in Plat Book 6, Pages 43-49, of the Public Records of Citrus County, Florida.

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

Subject to (a) zoning restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the plat or common to subdivision, (d) public utility easements of record; (d) taxes for the year of closing; and (e) utility assessments and special assessments, including water line extension easements.

This document was prepared from information furnished by Grantor. No survey or examination of title was requested by Grantee, and no survey or title examination has been made on the subject property by preparer.

The property herein conveyed does not constitute the homestead of the Grantor, nor is it contiguous to the homestead of the Grantor.

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

AND the Grantor hereby covenants with said Grantee that 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that said land is free of all encumbrances; except taxes accruing subsequent to December 31, 2024.

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

Signed, sealed and delivered in the presence of:

MTBV Land Company, LLC, Inc. A Florida Limited liability company

Patricia A. Van Ness
Name: Patricia A VanNess
Address: 9999 N Cave Woods Ave.
Crystal River, Fl 34428

Branden VanNess
By: **Branden Thomas VanNess, Manager**

Andrea Leigh Humphreys
Name: Andrea Leigh Humphreys
Address: 7081 W. Sunrise Loop
Crystal River, FL 34428

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of August, 2025, by **Branden Thomas VanNess, as Manager of MTBV Land Company, LLC**, who is personally known to me, or has produced a driver's license (issued by a state of the United States) as identification, or has produced other identification, to wit: _____

Andrea Leigh Humphreys
Notary Public--State of Florida
(Print or Stamp Name, Commission # and Expiration below)

