

Prepared by & Return to:
Debbie Ferraro-Henry
American Guardian Title USA, Inc.
6162 North U.S. Highway 41
Apollo Beach, FL 33572
File #: 25-09-1019

Corporate Warranty Deed

This Indenture, made this, **20th day of October, 2025** between **Carpenter Companies Florida, LLC** whose post office address is: 1604 East 4th Avenue, Tampa, FL 33605 a Limited Liability Company existing under the laws of the State of Florida, Grantor and **Waisanen Management, LLC, a Florida Limited Liability Company** whose post office address is 17305 Preakness Place, Odessa, FL 33556, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of THIRTY FOUR THOUSAND AND 00/100(34,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Citrus, State of Florida, to wit:

Lot 51, Block B-124, Sugarmill Woods Cypress Village, according to the Plat thereof, recorded in Plat Book 9, Page(s) 86, as amended in Plat Book 10, Page 1, Plat Book 11, Page 1 and Plat Book 9, Page 87A, of the Public Records of Citrus County, Florida.

Parcel ID: 18E-20S-13-0010-01240-0510

Subject to taxes for the current year, covenants, restrictions, and easements of record, if any.

Commonly known as: **6797 West Oak Park Boulevard, Homosassa, FL 34446**

And, the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Carpenter Companies Florida, LLC

Signed and Sealed in Our Presence:

[Signature]

By: [Signature]
Ronald H. Carpenter Jr.
Its: **Manager**

Witness Print Name: BRIAN FULLS
Address: 400 N ASTLEY DR SUITE 1900
TAMPA, FL 33602

(Corporate Seal)

[Signature]
Witness Print Name: Brittany Ellis
Address: 400 N. Ashley Dr.
Tampa, Florida 33602

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of October, 2025, by Ronald H. Carpenter, Jr., Manager of Carpenter Companies Florida, LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced drivers license as identification.

[Signature]
Signature of Notary Public

Ariadna Carrera Hiller
Print, Type/Stamp Name of Notary



Ariadna Hiller
Comm.: HH 207067
Expires: Dec. 13, 2025
Notary Public - State of Florida