

Prepared by:  
Margaret Ziegler, an employee of  
The Whitworth Title Group, Inc.,  
14502 N. Dale Mabry Highway, Suite 200  
Tampa, Florida 33618  
File Number: 11063

### Corporate Warranty Deed

This Indenture, made , December 3, 2025 A.D.

**Between**

**Fresh Legal Perspective, P. L., a Florida professional association as Trustee of the February 23, 2024 Land Trust** whose post office address is: 6930 W. Linebaugh Avenue, Tampa, Florida 33624 a corporation existing under the laws of the State of Florida, Grantor and **Zachary Heathcote, a single man** whose post office address is: 3576 West Cypress Drive, Dunnellon, Florida 34433, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00 ), 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 26, RIVER GARDENS, according to the map or plat thereof as recorded in Plat Book 2, Page 134, of the Public Records of Citrus County, Florida.

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

Parcel Identification Number: **1194814** Property Address: 3576 West Cypress Drive, Dunnellon, Florida 34433

**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.

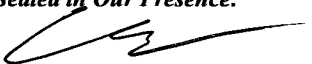
**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Fresh Legal Perspective, P. L., a Florida professional association as Trustee of the February 23, 2024 Land Trust

**Signed and Sealed in Our Presence:**

By:

  
**Keathel Chauncey**  
Its: Manager

Witness Signature   
Print Name Cale Silvestri

X ~~14502 North Dale Mabry Highway, Suite 200, Tampa, Florida 33618~~  
6930 W Linebaugh Ave, Tampa, FL 33625

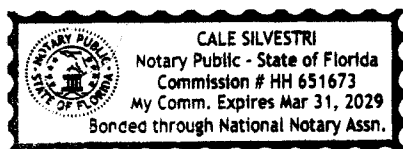
Witness Signature   
Print Name Demian Penton


(Corporate Seal)

X ~~14502 North Dale Mabry Highway, Suite 200, Tampa, Florida 33618~~  
6930 W Linebaugh Ave, Tampa, FL 33625

State of Florida  
County of Hillsborough

2nd The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 3rd day of December, 2025, by **Keathel Chauncey** Its: **Manager**, who has produced drivers license as identification.



 (Seal)  
Notary Public  
Notary Printed Name: Cale Silvestri  
My Commission Expires: March 31, 2029