

THIS CONVEYANCE REPRESENTS A TRANSFER OF UNENCUMBERED REAL PROPERTY FROM THE GRANTOR TO A LIMITED LIABILITY COMPANY OWNED 100% BY THE GRANTOR AND IS THEREFORE EXEMPT FROM THE IMPOSITION OF DOCUMENTARY STAMP TAX.

This Instrument Prepared by
and Return To:
GASSMAN, DENICOLO & KETRON, P.A.
ALAN S. GASSMAN, ESQUIRE
1245 Court Street
Clearwater, FL 33756

Property Appraiser's Parcel I.D. Number: **19E18S330030 00110 0220**

THIS WARRANTY DEED, made the 25 day of February, A.D. 2026, by KIMBERLY JO FULFORD and RICHARD ALLEN FULFORD, as Co-Trustees of the FULFORD FAMILY REVOCABLE TRUST dated July 23, 2019, hereinafter called the Grantor, to PRO SALES LAND ACQUISITIONS LLC, a Florida limited liability company, hereinafter called the Grantee. The Grantee's address is 1245 Court Street, Clearwater, FL 33756.

(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 dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys and confirms unto the Grantee all that certain land situate in Citrus County, State of Florida, and more fully described as follows:

Lot 22, Block 11, of Cambridge Greens of Citrus Hills, First Addition, according to the Map or Plat thereof recorded in Plat Book 14, pages 66 to 70, inclusive, Public Records of Citrus County, Florida.

Also known as **980 N. Short Line Way, Inverness, FL 34453**

The Grantor hereby represents and warrants that the above-referenced property **IS NOT** the homestead property of the Grantor.

This deed was prepared without the benefit of a title search of the subject property and the preparer of this conveyance does not guarantee merchantability or marketability of title.

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, and hereby 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 covenants, conditions, easements and restrictions of record; and subject to taxes for the year 2026 and subsequent years.

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:

Traci Perry
Witness Signature

Treasure Lockard
Printed Witness Name
1508 Seagull Dr., Apt 1041
Palm Harbor, FL 34625
Witness Address

Lisa Runko
Witness Signature

LISA RUNKO
Printed Witness Name
21021 Cone Cay Dr.
Clearwater, FL 33760
Witness Address

Kimberly Jo Fulford
KIMBERLY JO FULFORD, as Co-Trustee of the FULFORD FAMILY REVOCABLE TRUST dated July 23, 2019

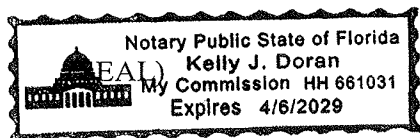
4231 112th Terrace N.
Clearwater, FL 33762
Grantors' address

STATE OF FLORIDA)
COUNTY OF Pinellas)

I HEREBY CERTIFY that on this day, by means of physical presence or online notarization, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared KIMBERLY JO FULFORD, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed this Deed, or that I relied upon the following forms of identification of the above-named person:

[Signature]

WITNESS, my official hand and seal this 25 day of Feb, 2026.



Kelly J. Doran
Notary Public Signature

Kelly J. Doran
Printed Notary Signature

Treasure Lockard
Witness Signature

Treasure Lockard
Printed Witness Name

1508 Seagull Dr., Apt. 104
Palm Harbor, FL 34683
Witness Address

Lisa Runko
Witness Signature

LISA Runko
Printed Witness Name

2621 Cone Cay Dr.
Clearwater, FL 33760
Witness Address

Richard Allen Fulford
RICHARD ALLEN FULFORD, as Co-Trustee of the FULFORD FAMILY REVOCABLE TRUST dated July 23, 2019

4231 112th Terrace N.
Clearwater, FL 33762

Grantors' address

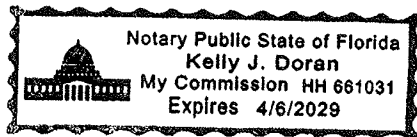
STATE OF FLORIDA)
COUNTY OF Pinellas

I HEREBY CERTIFY that on this day, by means of physical presence or [] online notarization, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD ALLEN FULFORD, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed this Deed, or that I relied upon the following forms of identification of the above-named person:

Dr.

WITNESS, my official hand and seal this 25 day of Feb, 2026.

(SEAL)



Kelly J. Doran
Notary Public Signature

Kelly J. Doran
Printed Notary Signature