

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Leigh Heckman
Southeast Title of the Suncoast
2190 Mariner Boulevard
Spring Hill, Florida 34609
2007141

We hereby certify this to be a true and
correct copy of original Instrument.
By: _____
SOUTHEAST TITLE INSURANCE.

Property Appraisers Parcel Identification (Folio) Numbers: R29 422 19 0000 0150 0000

\$50,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30th day of July, 2020 by Vortex Solutions Corporation, a Florida Profit Corporation, herein called the grantor, to Clean Slate Demo Inc., a Florida Profit Corporation whose post office address is 375 Cressida Circle, Spring Hill, FL 34609, 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 00/100'S (\$10.00) Dollars 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 situate in the State of Florida, viz.:

Tract 1:

Commence at the Northwest corner of the Southwest 1/4 of Section 29, Township 22 South, Range 19 East, Hernando County, Florida; thence South 89 degrees 24 minutes 09 seconds East, along the North line of the Southwest 1/4 of said Section 29, a distance of 1983.15 feet to the Point of Beginning for Tract 1; thence continue South 89 degrees 24 minutes 09 seconds East, a distance of 643.02 feet to the West maintained right-of-way line of Mobley Road; thence South 01 degrees 10 minutes 56 seconds West, along said right-of-way line, a distance of 475.00 feet; thence North 89 degrees 24 minutes 09 seconds West, a distance of 642.65 feet; thence North 01 degrees 08 minutes 11 seconds East, a distance of 475.00 feet to the Point of Beginning of Tract 1.

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 taxes accruing subsequent to December 31, 2019.