

Prepared by/ Return to:
Sharon Wheatley
Time to Close Title, LLC
3087 Anderson Snow Rd, Spring Hill, FL 34609
SH-24-1002

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): R26-422-19-0000-0370-0000

WARRANTY DEED

This Warranty Deed Made this 2ND day of August, 2024, by **Julian Exclusa, Member and Dale G. Seiden, Member of Open Air Properties, LLC, a Florida Limited Liability Company**, hereinafter called the grantor, whose post office address is: **10352 Lightner Bridge Drive, Tampa, FL 33626** to **Grant Manukyan, Member of Brooksville Rose Rush RV, LLC, a Florida Limited Liability Company**, whose post office address is **143 Golden Isles Dr. #403 Sunny Isles Beach, FL 33009** 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 said grantor(s), for and in consideration of the sum of **1,000,000.00 (ONE MILLION AND 00/100)** 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 HERNANDO County, Florida, viz:

The East 1/2 of the SE 1/4 of the NW 1/4; LESS road right of way for State Road No. 50; AND LESS the East 200.00 feet of the North 500.00 feet thereof; AND LESS that lot described in Official Records Book 139, Page 440, Public Records of Hernando County, Florida; AND LESS the South 450.00 feet thereof. ALL in Section 26, Township 22 South, Range 19 East, Hernando County, Florida.

Said Property is not the homestead of the grantor(s) under the laws and constitution of the State of Florida in that neither grantor(s), nor any members of the household of the grantor(s) reside thereon.

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; that the grantor hereby fully 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, 2023, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness 1 Signature: [Signature]
Printed Name: Sharon Wheatley
Post Office Address: 3087 Anderson Snow Rd
Spring Hill, FL 34609

Open Air Properties, LLC, a Florida
Limited Liability Company
By: [Signature]
Julian Exclusa, Member

Witness 1 Signature: [Signature]
Printed Name: Brendel Niccolosi
Post Office Address: 3087 Anderson Snow Rd
Spring Hill FL 34609

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this 2nd day of July, 2024 by Julian Exclusa, Member of Open Air Properties, LLC, who has/have produced
DL as identification.

[Signature] My Commission Expires: _____ (SEAL)
Notary Public Signature

Printed Name:
 Online Notary (Check Box if acknowledgment done by Online Notarization)



SHARON WHEATLEY
Commission # HH 423366
Expires August 7, 2027

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness 1 Signature: JAN OKUN
Printed Name: JAN OKUN
Post Office Address: 477 Falcon View Circle
Palm Desert, CA 92211

Open Air Properties, LLC, a Florida
Limited Liability Company
By: [Signature]
Dale G. Seiden, Member

Witness 1 Signature: [Signature]
Printed Name: INEZ O'NEAL
Post Office Address: 65435 Osprey Lane
Desert Hot Springs, CA 92240

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this _____ day of July, 2024 by Dale G. Seiden, Member of Open Air Properties, LLC, who has/have produced
_____ as identification.

Notary Public Signature
Printed Name: _____
 Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____ (SEAL)

Please see attached
California compliant
Acknowledgment Jurat

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE

On July 19, 2024 before me, INEZ O'NEAL, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Dale G. Seiden
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Inez O'Neal* (Seal)

