

Prepared by and Return to:  
Tracy Gough  
Southern Sun Title Company  
7751 South Suncoast Boulevard  
Homosassa, FL 34446  
(352) 382-3339

File No. 25-04-4065

## WARRANTY DEED

This indenture made on A.D. June 24th, 2025, by

### **Dirt Boys, Inc., a Florida Corporation**

whose address is: P.O. Box 2035, Homosassa Springs, FL 34447  
hereinafter called the "grantor", to

### **Lecanto Sand, LLC, a Delaware Limited Liability Company**

whose address is: 23110 S. State Rd. 54, #243, Lutz, FL 33549  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 Citrus County, FL, to-wit:

PARCELS 1, 2 and 4:

Lot 32, FRASURE HULL PEACH ORCHARDS, an unrecorded subdivision, being more particularly described as follows:

The East 330.0 feet of the West 660.0 feet of the South 660.0 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida.

AND

The South 165.0 feet of Lot 31, FRASURE HULL PEACH ORCHARDS, an unrecorded subdivision, being more particularly described as follows:

The South 165.0 feet of the East 330.0 feet of the West 990.0 feet of the South 660.0 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida.

AND

PARCEL 3:

A portion of Lot 31, FRASURE HULL PEACH ORCHARDS, an unrecorded subdivision, being more particularly described as follows:

The North 3/4 of the East 330.0 feet of the West 990.0 feet of the South 660.0 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida.

PARCEL 5:

Lot 34, FRASURE HULL PEACH ORCHARDS, an unrecorded subdivision, being more particularly described as follows: The West 330.0 feet of the North 1/2 of the North 1/2 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

Lot 35, FRASURE HULL PEACH ORCHARDS, an unrecorded subdivision, being more particularly described as follows: The East 330.0 feet of the West 660.0 feet of the North 1/2 of the North 1/2 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

Lot 36, FRASURE HULL PEACH ORCHARDS, an unrecorded subdivision, being more particularly described as follows: The East 330.0 feet of the West 990.0 feet of the North 1/2 of the North 1/2 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2024.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Signature

TRACY L. GOUGH

Printed Name

Dirt Boys, Inc., a Florida Corporation



Larry L. Tate, President

7751 S. Suncoast Blvd. Homosassa, FL 34446

Address of Witness #1

*Danielle Smay*  
Witness Signature

Danielle Smay  
Printed Name

7751 S. Suncoast Blvd. Homosassa, FL 34446

Address of Witness #2

State of Florida

County of Citrus

Sworn To, Subscribed and Acknowledged before me by means of  physical presence or  online notarization on this 24<sup>th</sup> day of June, 2025, by Larry L. Tate, President of **Dirt Boys, Inc., a Florida Corporation**, who are personally known to me or who have produced \_\_\_\_\_ as identification.

SEAL



TRACY L. GOUGH  
Commission # HH 262435  
Expires September 9, 2026

*Tracy L. Gough*  
Notary Public  
Notary Print Name TRACY L. GOUGH  
My Commission Expires: 9/9/2026