

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

File No. 25-03-4057

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 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:

PARCEL 1:

Tract 50, 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 South 1/2 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

Tract 51, 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 South 1/2 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

Tract 52, 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 South 1/2 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

Tract 57, 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 South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

Tract 58, 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 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

Tract 59, FRASURE HULL PEACH ORCHARDS, an unrecorded subdivision, being more particularly described as follows: The West 330.0 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

PARCEL 2:

Tract 49, FRASURE HULL PEACH ORCHARDS, an unrecorded subdivision, being more particularly described as follows: The West 330.0 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

PARCEL 3:

Tract 48, 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 1/2 of the North 1/2 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

PARCEL 4:

Tract 47, 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 South 1/2 of the North 1/2 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Citrus County, Florida.

PARCEL 5:

Tract 9, FRASURE HULL PEACH ORCHARDS, an unrecorded subdivision, being more particularly described as follows: The Southeast 1/4 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida; LESS the West 2310.0 feet and LESS the South 1980.0 feet thereof.

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:

Tracy L. Gough
Witness Signature

TRACY L. GOUGH

Printed Name

7751 S. Suncoast Blvd. Homosassa, FL 34446

Address of Witness #1

Danielle Smalley
Witness Signature

Danielle Smalley
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 24th 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

Dirt Boys, Inc., a Florida Corporation

Larry L. Tate

Larry L. Tate, President