Prepared by and
after recording return to:

Mahoney Law Group, P.A.
Stephanie M. Cua, Esq.
2240 Belleair Road, Suite 210
Clearwater, Florida 33761

Parcel Number:
05-25-18-0000-00100-0000

TRUSTEE'S WARRANTY DEED

THIS TRUSTEE'S WARRANTY DEED is made and entered into effective as of the 22nd day of July, 2022, by Carol Lynn Spurr, as Trustee of the Carol Lynn Spurr Revocable Trust Agreement dated July 18, 2007 ("**Grantor**"), whose post office address is 8848 South Mobley Road, Tampa, Florida 33626, to MITRAS FAMILY EXTENDED LLC, a Michigan limited liability company ("**Grantee**"), whose post office address is 153 Chopin Street, Troy, Michigan 48083.

[Wherever used herein and wherever the context so admits or requires, the terms "Grantor" and "Grantee" shall include the singular and the plural; the heirs, legal representatives, and assigns of individuals and trusts; and the successors and assigns of trusts, corporations, partnerships and limited liability companies.]

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND N0/100 ($10.00) DOLLARS and other good and valuable considerations to said Grantee in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said Grantee, all that certain land situate in Pasco County, State of Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Grantor warrants that the Property is not Grantor's homestead as that term is defined pursuant to Article X, Section 4, Constitution of the State of Florida, because neither Grantor, nor any dependents of Grantor, reside on the Property or upon any real property contiguous thereto.

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

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor;

And the Grantor does hereby covenant with the Grantee that the Property is free from all liens and encumbrances except taxes for the year 2022 and subsequent years, and easements, covenants, conditions, restrictions, reservations and other matters of record.

[Signatures on following page.]

IN WITNESS WHEREOF, Grantor has caused this Trustee's Warranty Deed to be executed as of the day and year written below.

Signed, sealed and delivered
in the presence of:

Print Name: Sweety Hosselmani

Print Name: Elizabeth Conley

GRANTOR:

By: Carol Lynn Spurr
Carol Lynn Spurr, as Trustee of the Carol Lynn Spurr Revocable Trust Agreement dated July 18, 2007

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of /✓/ physical presence or /___/ online notarization this 20th day of July , 2022, by Carol Lynn Spurr, as Trustee of the Carol Lynn Spurr Revocable Trust Agreement dated July 18, 2007, /✓/ who is personally known to me or /___/ who has produced a _____ as identification.

Sotera Kungyte
NOTARY PUBLIC
My Commission Expires: Nov. 15, 2024
Affix Seal Below:

SOTERA KUNGYTE
Notary Public - State of Florida
Commission # HH 63752
My Comm. Expires Nov 15, 2024

Exhibit "A" to Trustee's Warranty Deed

TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 5 TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA THENCE N 88°27'43" W, ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 122.23 FEET, TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF KENT GROVE DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N 88°27'43" W. ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1489.88 FEET; THENCE N 00°45'01" E, ALONG A LINE 1612.0 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 584.51 FEET TO THE SOUTH BOUNDARY OF THE NORTH 736.0 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE S 88°31'42" E. ALONG THE SOUTH BOUNDARY OF THE NORTH 736.0 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 172.87 FEET TO THE EAST BOUNDARY OF THE WEST 1205.0 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE N 01°05'43" E, ALONG THE EAST BOUNDARY OF THE WEST 1205.0 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 436.01 FEET TO THE SOUTH BOUNDARY OF THE NORTH 300.0 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE S 88°31'42" E ALONG THE SOUTH BOUNDARY OF THE NORTH 300.0 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 113.36 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5: THENCE N 00°47'07" E ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5 AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 329.50 FEET; THENCE S 88°52'00" E A DISTANCE 171.74 FEET; THENCE N 00°45'01" E, A DISTANCE OF 56.45 FEET; THENCE S 88°52'00" E, A DISTANCE OF 601.25 FEET TO THE WEST BOUNDARY OF THE EAST 550.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE S 00°45'01" W, ALONG THE WEST BOUNDARY OF THE EAST 550.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5 A DISTANCE OF 65.48 FEET; THENCE S 88°31'42" E, A DISTANCE OF 25.0 FEET TO THE NORTHWEST CORNER OF THE SOUTH 25.0 FEET OF THE EAST 525.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE S 00°45'01" W, ALONG THE WEST BOUNDARY OF THE EAST 525.0 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 384.03 FEET; TO THE SOUTH BOUNDARY OF THE NORTH 359.0 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE S 88°31'42" E, ALONG THE SOUTH BOUNDARY OF THE NORTH 359.0 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 500.04 FEET, TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF KENT GROVE DRIVE; THENCE S 00°45'38" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID KENT GROVE DRIVE, A DISTANCE OF

290.85 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 292.89 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWESTERLY, HAVING A RADIUS OF 1267.81 FEET, (CHORD BEARING AND DISTANCE S 07°22'06" W, 292.24 FEET) TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING SOUTHWESTERLY 386.43 FEET ALONG AN ARC CONCAVE TO THE SOUTHWESTERLY HAVING A RADIUS OF 2939.93 FEET (CHORD BEARING AND DISTANCE, S 10°13'16" W. 386.15 FEET) TO THE POINT OF BEGINNING.