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Prepared by and return to:  
Kathy Dyals  
Levy Abstract & Title Company  
13 East Park Avenue, Chiefland, Florida 32626  
File Number: T-28802

**General Warranty Deed**

Made this December 28<sup>th</sup>, 2021 A.D. By CEDAR KEY PROJECT, LLC, a dissolved Virginia limited liability company, whose mailing address is: 1420 King Street, Suite 411, Alexandria, Virginia 22314, hereinafter called the grantor, to CARMEN PROJECT, LLC, a Florida limited liability company, whose mailing address is: 12771 Jernigan Avenue, Cedar Key, Florida 32625, hereinafter called the grantee:

(Whenever used herein the term "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 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 Levy County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: MULTIPLE

**THIS DEED IS BEING GIVEN IN ORDER TO WIND-UP AND LIQUIDATE THE BUSINESS AND AFFAIRS OF CEDAR KEY PROJECT, LLC, a dissolved Virginia limited liability company.**

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, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

CEDAR KEY PROJECT, LLC, a dissolved Virginia Limited Liability Company

Karen Morse Smith  
Witness Printed Name KAREN MORSE SMITH

By: G&G VA Holdings, LLC, its legal owner  
By: G&G LLC, its sole member  
By: T3 Land Solutions, LLC, its manager

[Signature]  
Witness Printed Name R. Michael Dyer

BY: \_\_\_\_\_ (Seal)  
MICHAEL B. DYER, Manager  
Address: 1420 King Street, Suite 411, Alexandria, Virginia 22314

State of VIRGINIA  
County of ALEXANDRIA  
City [Signature]

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28<sup>th</sup> day of December, 2021, by MICHAEL B. DYER, the Manager of CEDAR KEY PROJECT, LLC, a dissolved Virginia limited liability company, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

Karen Morse Smith  
Notary Public  
Print Name: KAREN MORSE SMITH  
My Commission Expires: 4-30-2025



Agent's File Number: T-28802

**Schedule A**

**Lots 2 thru 6, 10 thru 12, and 13 thru 21, Block 12;**

**Lots 13 thru 18 and 22 thru 24, Block 13;**

**Lots 3 thru 9 and 16 thru 22, Block 14;**

**Lots 1 thru 6, Block 15;**

**MAP OF THE SOUTHERN PART OF THE CITY OF CEDAR KEY, FLORIDA,  
according to the plat thereof recorded in Plat Book 1, Page 3, Public Records of Levy  
County, Florida.**

Unofficial Copy