

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Dawn Martone
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: 20E-19S-30-0020-04560-0080



SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 4th day of November, 2011 by MCFARLAND PROPERTIES,LLC, herein called the grantor, to WANDA BROCKMEYER, whose post office address is 5122 S. SWALLOW AVE., INVERNESS, FL 34452, 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 the grantor, for and in consideration of the sum of \$100,000.00 Dollars 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, State of Florida, viz.:

LOT 8, BLOCK 456, OF INVERNESS HIGHLANDS WEST 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 68 AND 69, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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, and hereby 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, 2010.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Dawn Martone
Witness #1 Printed Name
Witness #2 Signature
Jessica Holcomb
Witness #2 Printed Name

MCFARLAND PROPERTIES,LLC
DONALD McFARLAND, MGR
3400 E. ROTOR WING PATH, HERNANDO, FL 34442

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 4th day of November, 2011 by DONALD McFARLAND, MGR of MCFARLAND PROPERTIES,LLC on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

SEAL

Notary Signature

My Commission Expires:

Printed Notary Signature
DAWN MARTONE
Commission # EE 124393
Expires September 11, 2015
Bonded Thru Troy Fahn Insurance 800-385-7019

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$700.00
2011045604 BK:2447 PG:1398
11/08/2011 10:26 AM 1 PG
JCROLL,DC Receipt #040288