

Prepared by:
Amanda Rowthorn, an employee of
Wollipka-Wikle Title Insurance Agency, Inc.
7076 W. Gulf to Lake Hwy
Crystal River, Florida 34429
Consideration: \$64,500.00
File Number: CR15-399

RETURN TO: GRANTEE

General Warranty Deed

Made this 6-21-15 2015 A.D. By

NEAL DENNY, a married man, and JENNIFER JACKSON f/k/a JENNIFER DENNY, a married woman,
whose address is: 5 Dublin Court, Greenville, SC 29615, hereinafter called the grantor, to

CHRISTOPHER ALBRECHT,
whose post office address is: 146 N SAVARY AVE, Inverness, Florida 34453, 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 Citrus County, Florida, viz:

Commence at the East 1/4 corner of Section 15, Township 19 South, Range 17 East, thence North 0°28'10" West, along the East line of said Section 15, a distance of 1286.40 feet to a point on the South right-of-way of an existing 66 foot wide county road; thence South 89°24'20" West, along said South right-of-way line, a distance of 460 feet to the Point of Beginning; thence continue South 89°24'20" West, along said right-of-way, a distance of 120 feet; thence South 0°28'10" East, 80 feet; thence North 89°24'20" East, 120 feet; thence North 0°28'10" West, 80 feet to the Point of Beginning, a/k/a Lot 40 of the unrecorded plat of STONEBROOK MOBILE HOME COMMUNITY.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **17E19S15 2A000 0400**

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, 2014.

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

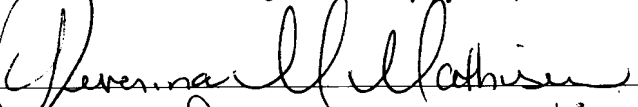
Prepared by:
Amanda Rowthorn, an employee of
Wollinka-Wikle Title Insurance Agency, Inc.
7076 W. Gulf to Lake Hwy
Crystal River, Florida 34429
Consideration: \$64,500.00
File Number: CR15-399

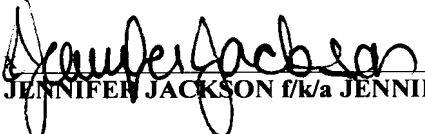
RETURN TO: GRANTEE

Signed, sealed and delivered in our presence:

x 
Witness Printed Name Brad Mathisen

x  (Seal)
NEAL DENNY

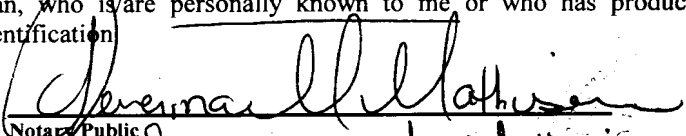
x 
Witness Printed Name Severina M. Mathisen

 (Seal)
JENNIFER JACKSON f/k/a JENNIFER DENNY

State of SC
County of Greenville

The foregoing instrument was acknowledged before me this 21 day of June, 2015, by NEAL DENNY, a married man, and JENNIFER JACKSON f/k/a JENNIFER DENNY, a married woman, who is/are personally known to me, or who has produced _____ as identification

(seal)


Notary Public
Print Name: Severina M. Mathisen
My Commission Expires: September 04, 2018