

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: 18E-17S-10-0040-04340-0160

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 21 day of August, 2015 by QUICK TURN PROPERTIES, LLC, a Florida Limited Liability Company, whose post office address is, 4182 ANGELICA AVE., BROOKSVILLE, FL 34601, herein called the grantor, to CLODEALDA GONZALEZ and LUIS E. GONZALEZ-ESQUELIN, wife and husband, whose post office address is P.O. Box 1643, Durnellon, FL 34430 hereinafter called the Grantees:

(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 \$121,000.00 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 16, Block 434, of CITRUS SPRINGS UNIT NO. 4, according to the plat thereof as recorded in Plat Book 5, pages 133 to 152 inclusive, public records of Citrus County, Florida.

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

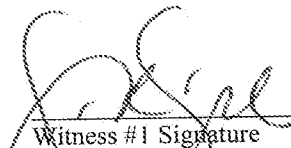
TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees 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, 2013.

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

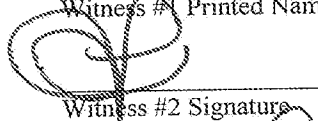
Signed, sealed and delivered in the presence of:

**QUICK TURN PROPERTIES, LLC,
a Florida Limited Liability Company**


Witness #1 Signature


JAMES WOODROW WIRTZ, MGRM

DAWN MARTONE
Witness #1 Printed Name


Witness #2 Signature

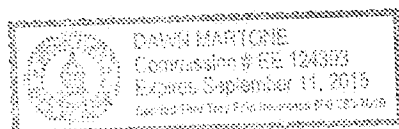

JAMES WESTON WIRTZ, MGRM

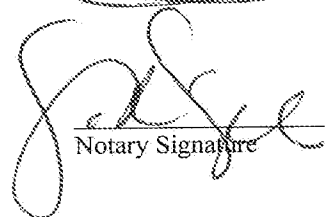
Lynn Gajkowski
Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 21 day of August, 2015 by JAMES WOODROW WIRTZ, MGRM and JAMES WESTON WIRTZ, MGRM of QUICK TURN PROPERTIES, LLC, a Florida Limited Liability Company 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