

After Recording Return to:
Shari Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446

This Instrument Prepared by:
Shari Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
18E19S05 11000 0010
File No.: 01206-59921

WARRANTY DEED

This Warranty Deed, Made the 24th day of August, 2016, by **Darryl Chapman and Dennis Jenkins, as joint tenants with rights of survivorship**, whose post office address is: **5929 S. Rovam Pt., Lecanto, FL 34461**, hereinafter called the "Grantor", to **Scope Properties, LLC**, whose post office address is: **1645 W. Main St., Inverness, FL 34450**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00)** 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**, to wit:

Lot 1, of James A. Gaynor unrecorded subdivision, being a part of Section 5, Township 19 South, Range 18 East, Citrus County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 5, Township 19 South, Range 18 East, thence South 89 degrees 34' 42" West along the North line of said Section 5, a distance of 1340.78 feet; thence South 0 degrees, 19' 38" West, 25 feet to the POINT OF BEGINNING; thence continue South 0 degrees 19' 38" West, 331.27 feet; thence North 41 degrees 28' 08" West, 439.21 feet; thence North 89 degrees 34' 42" East, parallel to said North line, a distance of 292.75 feet, to the POINT OF BEGINNING.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Shari Justice Darryl Chapman
Printed Name: Shari J. Justice Darryl Chapman

Witness Signature: Lindsay Gorman Dennis Jenkins
Printed Name: LINDSAY GORMAN Dennis Jenkins

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 24th day of August, 2016 by Darryl Chapman and Dennis Jenkins, as joint tenants with rights of survivorship, who is/are personally known to me or has/have produced driver license(s) as identification.

Shari Justice
Notary Public Signature
Printed Name: _____

My Commission Expires: _____
(SEAL)

