

Prepared by and Return to:  
Ali Endicott, employee of  
First International Title, Inc.  
12013 Mary Street  
Dunnellon, FL 34432  
352-513-4856  
Our File No. 98820-55

## **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made on 27th day of March, 2017, between **Gentle Point, Inc., a Florida Corporation** having a business address at: 5650 N. Gentle Point, Beverly Hills, Florida 34465 ("Grantor"), and **Jessica K. Middleton a single woman**, having a mailing address of: 5465 N. Rosedale Circle, Beverly Hills, Florida 34465 ("Grantee"):

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situated, lying and being in the County of **Citrus, Florida**, to-wit:

Lot 14, Block 61, PINE RIDGE UNIT THREE, according to the Plat thereof, recorded in Plat Book 8, Page(s) 51 to 67 of the Public Records of Citrus County, Florida.

Parcel Identification Number: **2169648**

**Subject**, however, to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**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** 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 that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2016**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**In Witness Whereof**, Grantor has signed and sealed these presents on the date first above written.

Gentle Point, Inc., a Florida Corporation

By:   
By: Mark Middleton, President

**Signed, sealed and delivered in our presence:**

  
Witness Signature

Print Name: Rachelle Garrett McRae

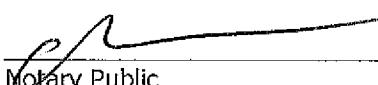
State of FLORIDA

County of CITRUS

  
Witness Signature

Print Name: ALI ENDICOTT

**The Foregoing Instrument Was Acknowledged** before me on MARCH 27, 2017, by Mark Middleton, as President of **Gentle Point, Inc., a Florida Corporation**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
Notary Public

(Printed Name)

My Commission expires: \_\_\_\_\_

