

PREPARED BY AND RETURN TO:  
EILEEN W. MONROE  
Members Title Agency, LLC  
6810 E. Hillsborough Avenue, Tampa, FL 33610  
File Number 01-47503  
Parcel ID#:

WARRANTY DEED  
(Corporate)

This Warranty Deed, dated this 21st day of June, 2017

By SUNCOAST CREDIT UNION, F/K/A SUNCOAST SCHOOLS FEDERAL CREDIT UNION,  
PURSUANT TO STATUTE 655.417

a state chartered Credit Union existing under the laws of the State of Florida,  
whose post office address is: 6801 E. Hillsborough Avenue, Tampa, FL 33610 hereinafter called the GRANTOR,

To DESIREE B. REED

whose post office address is: 320 BLUEBERRY DR, MAGGIE VALLEY, NC 28751 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 \$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:

Lot 3, Block B-168, SUGAR MILL WOODS OAK VILLAGE, a subdivision according to the plat thereof recorded at Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, Plat Book 11, Pages 1 through 16, amended in Plat Book 9, Page 87A, in the Public Records of Citrus County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any; taxes and assessments for the year 2017 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions 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 THE GRANTOR HEREBY covenants with said Grantee that except as above noted, 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.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed, the day and year set forth above.

Signed sealed and delivered in the presence of:

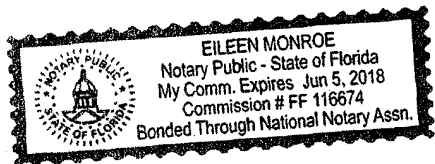
Witness  
Tasia Ryals  
Print Witness' Name  
EILEEN MONROE  
Print Witness' Name

SUNCOAST CREDIT UNION, F/K/A SUNCOAST SCHOOLS  
FEDERAL CREDIT UNION, PURSUANT TO STATUTE  
655.417  
BY: DEBRA STEELE, as  
Vice President - Member Solutions

STATE OF: FLORIDA  
COUNTY OF: HILLSBOROUGH

The foregoing instrument was acknowledged before me this 21st day of June, 2017, by  
DEBRA STEELE, as Vice President of Members Solutions of SUNCOAST CREDIT UNION, F/K/A SUNCOAST SCHOOLS  
FEDERAL CREDIT UNION, PURSUANT TO STATUTE 655.417, a state chartered Credit Union existing under the laws of the  
State of Florida, individual(s) who is/are personally known to me or who has(ve) provided driver's license as identification and who  
did take an oath.

(Seal)



Notary:  
My Commission Expires: