

**Prepared by and Return To:**

Amanda Rowthorn  
Wollinka Wikle Title Insurance Agency, a division of  
LandCastle Title Group, LLC  
7076 W. Gulf to Lake Highway  
Crystal River, FL 34429

**Order No.:** CR311802076

For Documentary Stamp Tax purposes the  
consideration is ~~\$82,000.00~~ \$2,000.00

APN/Parcel ID(s): 18E18S110050 00800 0010

Tax/Map ID(s): 1480302

**WARRANTY DEED**

THIS WARRANTY DEED dated April 6, 2018, by David Getchell, Jr. and Patrick Johnson, hereinafter called the grantor, to Shannon M. Morgan, whose post office address is 14 Clifford Drive, Beverly Hills, FL 34465, 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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 1, Block 80, Beverly Hills Unit Number Five, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 2 through 5, inclusive, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2017.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]  
Witness Signature

Amanda Rowthorn  
Print Name

[Signature]  
Witness Signature

Whitney Downing  
Print Name

[Signature]  
David Getchell, Jr.

Patrick Johnson  
Patrick Johnson

Address: 2004 W Kenmore Drive  
Citrus Springs, FL 34434

State of FL  
County of Citrus

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 2018,  
by David Getchell, Jr. Patrick Johnson, to me known to be the  
person(s) described in or who has/have produced DL/ID as identification and who  
executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 6 day of  
April, 2018.

[Signature]

NOTARY PUBLIC  
My Commission Expires:

