

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

This Instrument Prepared by:
Shari J 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):
20E18S3031200
File No.: 123124

WARRANTY DEED

This Warranty Deed, Made the 1 day of AUGUST, 2018, by Carolyn S Zemanik and Cynthia McKenzie and Teresa Spooner and Phillip Fred Spooner and Margaret A Mackey aka Margaret S Mackey and C Stephen Prisoc aka C Steve Prisoc and Gregory Paul Prisoc aka Gregory P Prisoc and Linda K Minnick fka Linda K Barton aka Linda Kathryn Prisoc and Cleveland F Spooner, Jr. aka Cleve F Spooner Jr. and Sheila L Spooner and Frances S Rooks and Melanie S Pricher and Paul O Spooner and Amanda L Spooner, whose post office address is: 2545 N Lantern Ter, Hernando, FL 34442, hereinafter called the "Grantor", to Larry E. Rooks and V. Eugene Rooks and Ella R Thomas, as Tenants in Common, whose post office address is: 309 W HIGHLANDS BLVD INVERNESS FL 34452, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Thousand One Hundred Forty Dollars and No Cents (\$10,140.00)** 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:

Government Lot 3 aka Stone Island, Section 30, Township 18 South, Range 20 East, Citrus County, Florida.

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 December 31, 2017, 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: [Signature]
Printed Name: SHARI J JUSTICE

[Signature]
Carolyn S Zemanik

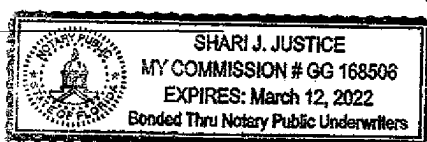
Witness Signature: [Signature]
Printed Name: LINDSAY GORMAN

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this 11 day of May, 2018 by Carolyn S Zemanik who has produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name:

My Commission Expires: _____
(SEAL)



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

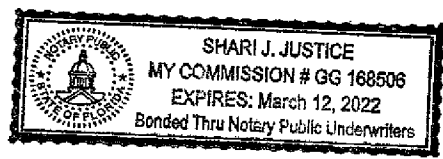
Witness Signature: *Shari Justice* *Melanie S Pricher*
Printed Name: SHARI JUSTICE Melanie S Pricher

Witness Signature: *Lindsay Gorman*
Printed Name: LINDSAY GORMAN

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this 27 day of JULY, 2018
by Melanie S Pricher who is/are personally known to me or has/have produced
DLK as identification.

Shari Justice My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name _____



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *Shari Justice*
Printed Name: SHARI J. JUSTICE

Paul O Spooner
Paul O Spooner

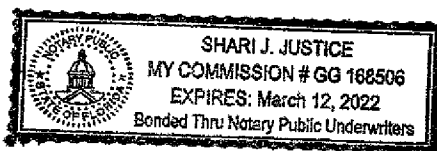
Witness Signature: *Lindsay Gorman*
Printed Name: LINDSAY GORMAN

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this 27 day of JULY, 2018
by Paul O Spooner who is/are personally known to me or has/have produced
DM 100 as identification.

Shari Justice
Notary Public Signature
Printed Name _____

My Commission Expires: _____
(SEAL)



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

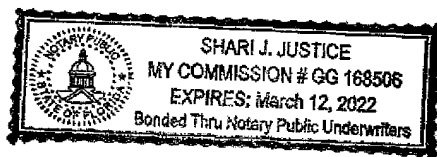
Witness Signature: Shari Justice Teresa Spooner
Printed Name: SHARI JUSTICE Teresa Spooner

Witness Signature: Lindsay Gorman
Printed Name: LINDSAY GORMAN

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this 27 day of JULY, 2018
by Teresa Spooner who is/are personally known to me or has/have produced
DR LIC as identification.

Shari Justice My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name _____



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Shari Justice
Printed Name: SHARI J JUSTICE

Frances S Rooks
Frances S Rooks

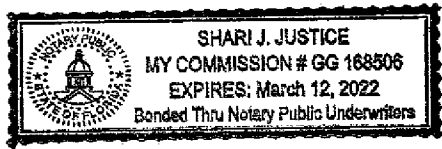
Witness Signature: Lindsay Gorman
Printed Name: LINDSAY GORMAN

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this 11 day of MAY, 2018
by Frances S Rooks who is/are personally known to me or has/have produced
DRIVERS LICENSE as identification.

Shari Justice
Notary Public Signature
Printed Name _____

My Commission Expires: _____
(SEAL)



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

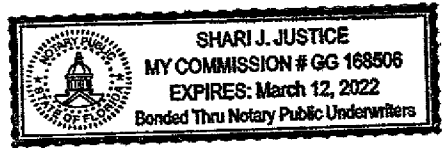
Witness Signature: *Shari Justice* *Cleveland F Spooner Jr*
Printed Name: SHARI J JUSTICE Cleveland F Spooner Jr aka Cleve F Spooner Jr.

Witness Signature: *Lindsay Gorman*
Printed Name: LINDSAY GORMAN

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this 11 day of May, 2018
by Cleveland F Spooner Jr aka Cleve F Spooner Jr. who is/are personally known to me or has/have
produced PAID LIC as identification.

Shari Justice My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name _____



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Pam J Stewart
Printed Name: Pam J Stewart

Sheila L. Spooner
Sheila L. Spooner

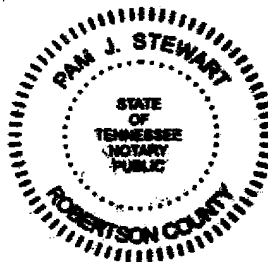
Witness Signature: Patricia K Ferrell
Printed Name: Patricia K Ferrell

State of Tennessee
County of Robertson

The foregoing instrument was acknowledged before me this 6th day of June, 2018
by Sheila L. Spooner who is/are personally known to me or has/have produced
Driver's Licence as identification.

Pam J Stewart
Notary Public Signature
Printed Name Pam J Stewart

My Commission Expires: 1/25/2022
(SEAL)



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *Diane Birdwell*

Printed Name: Diane Birdwell

Greg P Prisoc
Gregory P Prisoc aka Gregory Paul Prisoc

Witness Signature: *Luong*

Printed Name: Luong

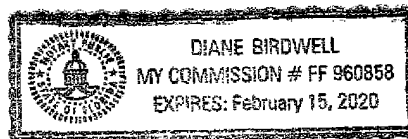
State of Florida
County of PineHills

The foregoing instrument was acknowledged before me this 12th day of July, 2018
by Gregory P Prisoc aka Gregory Paul Prisoc who is/are personally known to me or has/have produced
FL DL as identification.

Diane Birdwell
Notary Public Signature

Printed Name Diane Birdwell

My Commission Expires: 2/15/2020
(SEAL)



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature] C Stephen Prisoc
Printed Name: Jacquelyn M. Goetz C Stephen Prisoc aka C Steve Prisoc

Witness Signature: [Signature] _____
Printed Name: Suzanne Slattery

State of WA
County of Pierce

The foregoing instrument was acknowledged before me this 30 day of May, 2018
by C Stephen Prisoc aka C Steve Prisoc who is/are personally known to me or has/have produced
drivers license as identification.

[Signature] My Commission Expires: 8/29/20
Notary Public Signature (SEAL)
Printed Name: Alicia Morrison



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____

Printed Name: CARL E. MINNICK

Linda K Minnick
Linda K Minnick fka Linda K Barton aka Linda Kathryn Prisoc

Witness Signature: _____

Printed Name: DAVE SIMS

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 28th day of June, 2018 by Linda K Minnick fka Linda K Barton aka Linda Kathryn Prisoc who is/are personally known to me or has/have produced DL DRIVERS LICENSE as identification.

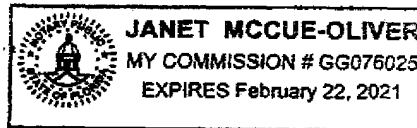
Janet

My Commission Expires: 2/22/21

Notary Public Signature

(SEAL)

Printed Name Janet McCue-Oliver



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Marian Vollarco Phillip Fred Spooner
Printed Name: MARIAN VOLLARCO Phillip Fred Spooner

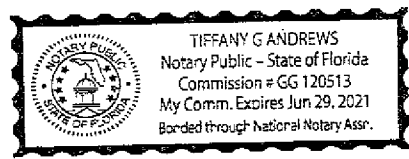
Witness Signature: Gretchen Stajetta _____
Printed Name: Gretchen Stajetta

State of FLORIDA
County of ST. JOHN

The foregoing instrument was acknowledged before me this 23 day of May, 2018
by Phillip Fred Spooner who is/are personally known to me or has/have produced
FLORIDA DRIVERS LICENSE as identification.

Tiffany G Andrews
Notary Public Signature
Printed Name TIFFANY G ANDREWS

My Commission Expires: June 29, 2021
(SEAL)



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

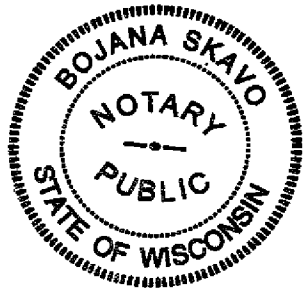
Witness Signature: *Eric Railback* *Amanda L Spooner*
Printed Name: Eric Railback Amanda L Spooner

Witness Signature: *Jacqueline Burgess*
Printed Name: Jacqueline Burgess

State of Wisconsin
County of Washington

The foregoing instrument was acknowledged before me this 3rd day of July, 2018
by Amanda L Spooner who is/are personally known to me or has/have produced
WDL as identification.

Bojana Skavo My Commission Expires: 2-4-19
Notary Public Signature (SEAL)
Printed Name Bojana Skavo



NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Shari Justice Margaret A. Mackey
Printed Name: SHARI J. JUSTICE Margaret S Mackey aka Margaret A Mackey

Witness Signature: Yondraul Roman
Printed Name: LINDSAY GOEMAN

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 1 day of AUGUST, 2018
by Margaret S Mackey aka Margaret A Mackey who is/are personally known to me or has/have produced
DRIVERS as identification.

Shari Justice My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name _____

