

THIS INSTRUMENT PREPARED BY AND RETURN TO:
DAWN MARTONE
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **19E-19S-02-0080-00010-0210**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 26 day of **October, 2018** by **76 MANAGEMENT LP, A PENNSYLVANIA LIMITED PARTNERSHIP**, herein called the grantor, to **GERALD SCOTT PATTERSON** whose post office address is **35120 MILLROCK STREET, WEBSTER, FL 33597**, 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 \$118,000.00 Dollars 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, State of Florida, viz.:

Lots 21, 22, 23 and 24, Block 1, Inverness Highlands Unit No. 8, according to the Plat thereof, recorded in Plat Book 2, Page(s) 166-169, of the Public Records of Citrus County, Florida.

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, and hereby 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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Frank Winger
Witness #1 Signature

Frank Winger
Witness #1 Printed Name

Patrick A. Reed
Witness #2 Signature

PATRICK A. REED
Witness #2 Printed Name

76 MANAGEMENT LP, A PENNSYLVANIA LIMITED PARTNERSHIP

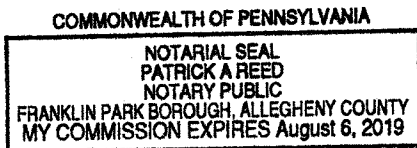
Christopher L. Hoke
BY: CHRISTOPHER L. HOKE, PRESIDENT OF 76 MANAGEMENT, LLC WHO IS THE GENERAL PARTNER OF 76 MANAGEMENT LP

1709 SHADY KNOLL CT., SEWICKLEY, PA 15143

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me this 26th day of October, 2018 by CHRISTOPHER L. HOKE, PRESIDENT OF 76 MANAGEMENT, LLC, WHO IS THE GENERAL PARTNER OF 76 MANAGEMENT LP, A PENNSYLVANIA LIMITED PARTNERSHIP on behalf of the corporation. He/~~She~~ is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires:

AUGUST 6th 2019

Patrick A. Reed
Notary Signature

PATRICK A. REED
Printed Notary Signature