

**This Instrument Prepared By:**

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6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
File Number: RAST6-4256  
Consideration Amount: \$112,000.00

**After Recording Return To:**

VALUAMERICA, INC.  
1000 GSK Drive  
Coraopolis, PA 15108

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## Special Warranty Deed

This Special Warranty Deed made this 29<sup>th</sup> day of November, 2018 between FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized and existing under the laws of the United States of America, whose post office address is 5000 Plano Parkway, Carrollton, TX 75010, ("grantor"), and Andreas Prinsen, a married man whose post office address is 1215 SE Kings Bay Dr, Crystal River, FL 34429, ("grantee"):

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, to-wit:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CITRUS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:**

**LOT 77, GULF HIGHWAY LAND UNIT NO. 8, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 113, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

**Parcel Identification Number: 17E19S350080 0770**

**Also Known As: 6590 S Eastern Ave, Homosassa, FL 34446**

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor is exempt of documentary stamps pursuant to 12 U.S.C. 1452 (e) for conveyance of subject property. Grantee pays documentary stamps for subject property.

This Instrument is being recorded pursuant to that Limited Power of Attorney recorded 6/27/2017, in Official Records Book 2837, Page 1213, 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.

