

This Instrument Prepared by and Return to:  
**Lynn Czajkowski**  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, FL 34453

Property Appraisers Parcel I.D. No: **19E-18S-14-12000-0060**

\_\_\_\_\_  
*SPACE ABOVE THIS LINE FOR RECORDING DATA*  
\_\_\_\_\_

**THIS SPECIAL WARRANTY DEED**, made and executed the <sup>3<sup>rd</sup></sup> ~~9<sup>th</sup>~~ day of **March, 2020** by **BRANNEN BANK, A FLORIDA STATE BANKING CORPORATION**, having its principal place of business at **P.O. BOX 1929, INVERNESS, FL 34451**, herein called the grantor, to **VINELIFE NETWORK, INC.**, whose post office address is: **3962 N. ROSCOE RD., HERNANDO, FL 34442**, 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)*

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of \$175,000.00 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:

**A Parcel of land in Section 14, Township 18 South, Range 19 East, being more particularly described as follows: Commence at the Northwest corner of Lot 1, Lake Park, as recorded in Plat Book 11, Pages 116 and 117, Public Records of Citrus County, Florida, thence North 87 degrees 38 minutes 38 seconds West along a Westerly projection of the North line of said Lot 1 a distance of 50.02 feet to the Westerly right-of-way line of Roscoe Road as shown on said plat of Lake Park, thence South 0 degrees 44 minutes 36 seconds West along said Westerly right-of-way line (said Westerly right-of-way line also being the Easterly line of Section 14, Township 18 South, Range 19 East), a distance of 48.01 feet to the Point of Beginning, thence continue South 0 degrees 44 minutes 36 seconds West along said Westerly; right-of-way line of Roscoe Road 132 feet, thence North 89 degrees 24 minutes 32 seconds West 660 feet, thence North 0 degrees 44 minutes 36 seconds East 132 feet, thence South 89 degrees 24 minutes 32 seconds East 660 feet to the Point of Beginning.**

**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, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

SPECIAL WARRANTY DEED  
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Signed, sealed and delivered in the presence of:

BRANNEN BANK, A FLORIDA STATE BANKING CORPORATION

*Brenda Waller*

Witness Signature  
Brenda Waller

By: *G. Matt Brannen*

G. MATT BRANNEN, PRESIDENT  
P.O. BOX 1929, INVERNESS, FL 34451

Printed Witness Signature

*Jerry Martin*

Witness Signature

By: \_\_\_\_\_

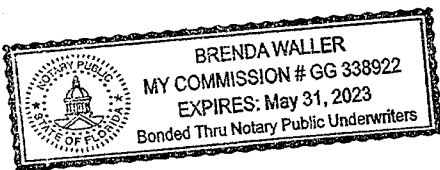
*Jerry Martin*

Printed Witness Signature

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 3<sup>rd</sup> day of March, 2020, by G. MATT BRANNEN, PRESIDENT of BRANNEN BANK, A FLORIDA STATE BANKING CORPORATION on behalf of the corporation. He/she is personally known to me or has produced **Drivers License** as identification.

SEAL



*Brenda Waller*

Notary Signature  
Brenda Waller

Printed Notary Name

My Commission Expires: