

Prepared by and Return to:
Express Title Services of Citrus, Inc.
Annette Carr
2704 W. Woodview Lane
Lecanto, Florida 34461
Our File Number: 20-0783
Consideration \$7000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Citrus) **SPECIAL WARRANTY DEED**
) (Corporate Seller)

THIS INDENTURE, made this January 25, 2021, between **McFarland Properties, LLC, a Florida Limited Liability Company**, whose mailing address is: 3400 E. Rotor Wing Path, Hernando, Florida 34442, party of the first part, and **Southern Impression Homes, a Florida Limited Liability Company**, whose mailing address is: 5711 Richard Street, Suite 1, Jacksonville, Florida 32216, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 5, Block 430, INVERNESS HIGHLANDS WEST, FIRST ADDITION, according to the plat thereof recorded in Plat Book 5, Pages 44 through 58, inclusive, of the Public Records of Citrus County, Florida.

20E19S300010 04300 0050

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

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

Signed, sealed and delivered
in the presence of:

McFarland Properties, a Florida Limited Liability
Company

Witness #1 signature [Signature]

By: [Signature]
Debra McFarland
Title: Manager

Print witness name Annette Carr

Witness #2 signature _____

(Corporate Seal)

Print witness name Laurice B Gorman

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25
day of January, 2021 by Debra McFarland, Manager of McFarland Properties, a Florida Limited Liability Company who is personally
known to me or who has produced DZ as identification.

[Signature]

Notary Public

Print Notary Name _____

My Commission Expires: _____

AFFIX NOTARY SEAL :

