

Prepared by and return to:  
Debra Ann Currie  
MANATEE TITLE, LLC  
2468 North Essex Avenue  
Hernando, Florida 34442  
22-0100

**General Warranty Deed**

Made this April 18, 2023 A.D. By **Brentwood Farms LLC, a Delaware Limited Liability Company**, whose post office address is: 2476 N. Essex Avenue, Hernando, Florida 34442, hereinafter called the grantor, to **Henry John Spengenberg, Jr. and Audrey J. Spengenberg**, Husband and Wife, whose post office address is: 2290 N Brentwood Circle, Lecanto, Florida 34461, hereinafter called the grantee:

(Whenever used herein the term "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 **Ten and No/100 Dollars (\$10.00)** 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, viz:

**Lot 8, Tract 16, BRENTWOOD, according to the map or plat thereof, recorded in Plat Book 12, Page(s) 70 through 73, Public Records of Citrus County, Florida.**

Parcel ID Number: **18E18S230010 00160 0080**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

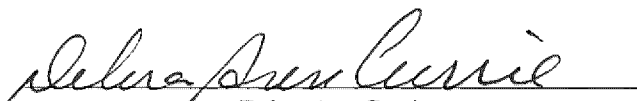
**To Have and to Hold**, the same in fee simple forever.  
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

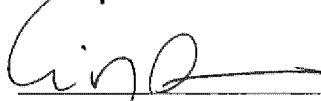
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

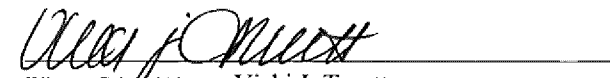
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

**Brentwood Farms LLC**

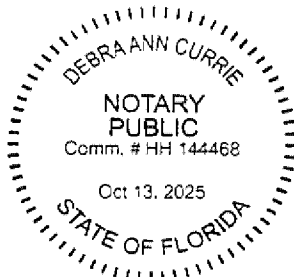
  
Witness Printed Name: Debra Ann Currie

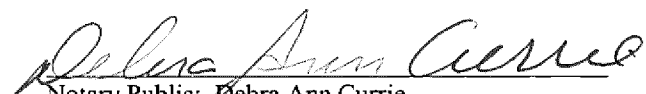
 (Seal)  
Eric D. Abel, Vice President  
2476 N Essex Ave, Hernando, FL 34442

  
Witness Printed Name: Vicki J. Truett

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence this April 18, 2023, by Eric D. Abel, Vice President, of Brentwood Farms LLC, who is personally known to me.



  
Notary Public: Debra Ann Currie  
My Commission Expires: October 13, 2025