



**FIRST**  
INTERNATIONAL TITLE

Prepared by and Return to:

Trish Wakefield, an employee of  
First International Title  
213 Courthouse Square  
Inverness, FL 34450

File No.: 233979-51

## **WARRANTY DEED**

This indenture made on **September 01, 2023** by **James Lee Brannock Jr., a married man and Robert Carlton Brannock, a married man and Michael Andrew Brannock, a married man and Shannon D. Cowdrick, a married man and Glenn S. Cowdrick Jr., a married man**, whose address is: 1571 High Ridge Drive, Stanley, NC 28164 hereinafter called the "grantor", to **Grams Place Hostel LLC**, whose address is: 204 W. Plymouth Street, Tampa, FL 33603, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten 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**, to-wit:

**Lot 18, HORSE PRAIRIE NO. 2, an unrecorded subdivision, being more particularly described as: Commence at the SW corner of the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 18 South, Range 20 East, Citrus County, Florida, thence N. 1 degrees 03' 59" E. a distance of 940.0 feet to the Point of Beginning, thence continue N. 1 degrees 03' 59" E. a distance of 340.92 feet, thence N. 89 degrees 45' 38" E. a distance of 180.0 feet, thence S. 1 degrees 03' 59" W. a distance of 340.78 feet, thence S. 89 degrees 42' 55" W. a distance of 180 feet to the Point of Beginning.**

**AND**

**An undivided 1/7th interest in the following described land: The NE 1/4 of the SE 1/4 of the SW 1/4 and the E 1/2 of the NE 1/4 of the SW 1/4 and the SE 1/4 of the SE 1/4 of the NW 1/4 and the West 3/4 of the North 1/2 of the SW 1/4 of the SE 1/4 and the W 3/4 of the NW 1/4 of the SE 1/4 and the W. 3/4 of the S 1/2 of the SW 1/4 of the NE 1/4 all in Section 35, Township 18 South, Range 20 East, LESS lands in Official Record Book 533, Pages 223 and LESS Lots 1 thru 21 incl. of unrecorded HORSE PRAIRIE UNIT NO. 2.**

Parcel Identification Number: 20E18S35 3A020 0180

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

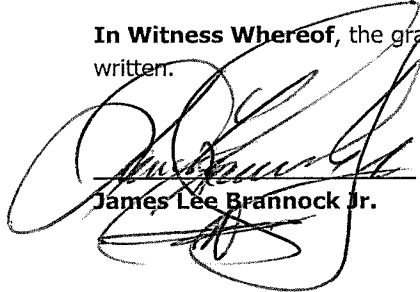
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; 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 31st of 2022.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

  
James Lee Brannock Jr.

Signed, sealed and delivered in our presence:

Chalee Chance  
1st Witness Signature

Timothy C. Goins  
2nd Witness Signature

Print Name: Chalee Chance

Print Name: Timothy C. Goins

Address: 2735 Hwy 150 East  
Lincolnton

Address: 2713 Long Shoals Rd.  
Lincolnton,

State of NC

NC

County of Lincoln

Lincoln

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on August 26, 2023, by James Lee Brannock Jr., who (  ) is/are personally known to me or who (  ) produced a valid \_\_\_\_\_ as identification.

Thomas W. Chance  
Notary Public Signature  
Printed Name: Thomas W. Chance  
My Commission Expires: Feb 24, 2024



In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]  
Robert Carlton Brannock

Signed, sealed and delivered in our presence:

Marimar Jannie  
1st Witness Signature

[Signature]  
2nd Witness Signature

Print Name: Marimar Jannie

Print Name: Hailey Crumsey

Address: 211 W. 2nd St.

Address: 211 W. Second St.

Kewanee, IL 60143

Kewanee, IL 60143

State of IL

County of Henry

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or ( ) online notarization on 8/29/2023, by **Robert Carlton Brannock**, who ( ) is/are personally known to me or who (X) produced a valid drivers license as identification.

[Signature]  
Notary Public Signature  
Printed Name: Loe A. Johnson  
My Commission Expires:



In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Michael Andrew Brannock  
Michael Andrew Brannock

Signed, sealed and delivered in our presence:

Queen Drake  
1st Witness Signature

Lois P. Bean  
2nd Witness Signature

Print Name: Queen Drake

Print Name: Lois P. Bean

Address: 3449 Donna St  
Springfield, IL 62707

Address: 3022 Dunwich Ave  
Springfield, IL 62702

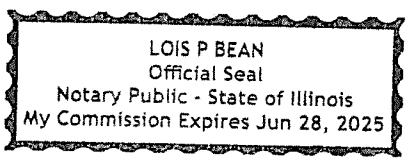
State of Illinois

County of Sangamon

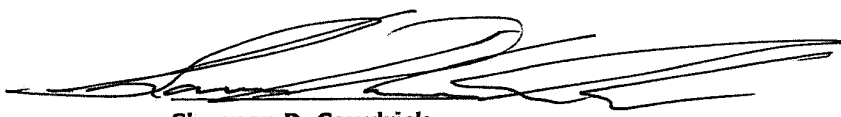
The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on 8/25/2023, by **Michael Andrew Brannock**, who (  ) is/are personally known to me or who (  ) produced a valid IL DL as identification.

Lois P. Bean  
Notary Public Signature  
Printed Name: Lois P. Bean  
My Commission Expires: 6/28/2025

(NOTARY SEAL)



In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.



Shannon D. Cowdrick

Signed, sealed and delivered in our presence:

Kathy Bardi Vattimo  
1st Witness Signature

Print Name: Kathy Bardi-Vattimo

Address: 66 Main St  
Geneseo, NY 14454

State of Geneseo

County of Livingston

Cheryl Treitsworth  
2nd Witness Signature

Print Name: Cheryl Treitsworth

Address: 66 main st  
Geneseo ny 14454

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or ( ) online notarization on 08/28/2023, by **Shannon D. Cowdrick**, who ( ) is/are personally known to me or who (X) produced a valid Drivers Licence as identification.

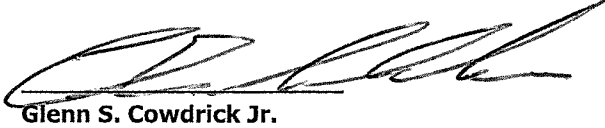
Alec Schumacher  
Notary Public Signature

Printed Name:  
My Commission Expires:

(NOTARY SEAL)

ALEC SCHUMACHER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01SC6444311  
Qualified in Livingston County  
Commission Expires 11/28/2026

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.



Glenn S. Cowdrick Jr.

Signed, sealed and delivered in our presence:



1st Witness Signature

Print Name: David Miner

Address: 5469 Camp Road

Hamburg, NY 14075

State of New York

County of Erie



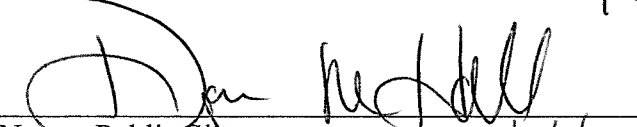
2nd Witness Signature

Print Name: Joseph Cavalieri

Address: 5169 Camp

14075 Hamburg, NY

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or ( ) online notarization on 8/29/23, by **Glenn S. Cowdrick Jr.**, who ( ) is/are personally known to me or who ( ) produced a valid NYSDL as identification.



Notary Public Signature

Printed Name: Diane M Hall

My Commission Expires: 7/17/27

(NOTARY SEAL)

**DIANE M. HALL**  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires July 17, 2027