

Prepared by and Return to:  
Anchor Title Services LLC  
Michelle Wotring  
3637 Del Prado Blvd S, Suite 304  
Cape Coral, FL 33904  
Our File No.: JAX2864

### SPECIAL WARRANTY DEED

Made this 18 day of October, 2023 A.D. By **Southern Impression Homes LLC, a Florida limited liability company**, whose post office address is: 5711 Richard Street, Suite 1, Jacksonville, FL 32216, hereinafter called the grantor, to **David Nelson and Gina Nelson, husband and wife**, whose post office address is: 8705 W. Fawn Brook St., Boise, ID 83714, hereinafter called the grantee:

#### WITNESSETH:

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, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property, to wit:

Lot 5, Block 430, Inverness Highlands West, First Addition, according to the map or plat thereof, recorded in Plat Book 5, Page 44 through 58, of the Public Records of Citrus County, Florida.

Commonly known as 5266 EPrentice Lane, Inverness, FL 34452

Parcel ID No.: **20E19S300010 04300 0050**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 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.

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:

*[Handwritten Signature]*

Witness 1 Signature

*Haley Schoening*

Printed Name of Witness 1

*Jessica This*

Witness 2 Signature

*Jessica This*

Printed Name of Witness 2

Southern Impression Homes LLC, a Florida limited liability company

BY: SI HoldCo LLC, a Delaware limited liability company, its sole Member

BY: *[Handwritten Signature]*

Christopher K. Funk, President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was executed and acknowledged before me by means of  X  Physical Presence or   Online Notarization this  18  day of  October , 2023 by Christopher K. Funk as President of SIHoldCo, a Delaware limited liability company, as Authorized Member of Southern Impression Homes LLC, a Florida limited liability company who is personally known to me.

*Jessica This*

Notary Public

Printed Name: *Jessica This*

My Commission Expires:  2/28/2026

