
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

John M. Johnson
460 South Minstrel Avenue
Inverness, Florida 34450

Florida Warranty Deed

This Deed is made by David L. Shirkey dba Vinelife Network Inc., "Grantor(s)", to
John & Kathy Johnson husband and wife, "Grantee(s)", whose post office address
is 460 South Minstrel Avenue Inverness, Florida 34450,

as (select one):

- An Unmarried Sole Owner A Married Sole Owner A Single Sole Owner
 Joint Tenants Tenants in Common

For valuable consideration in the sum of \$ 100.00, the receipt of which is hereby
acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real property
(the premises) located in Citrus County/Parish, Florida:

LEGAL DESCRIPTION:

Attachment A

PARCEL NUMBER: 19E-18S-14-12000-0060

TITLE SOURCE:

Official Records Citrus County FL, Angela Vick, Clerk of The Circuit Court & Comptroller #
2020013262 Book 3045: Page 629

Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

This transfer is tax exempt because _____.

Taxes for the year _____ shall be prorated between the Grantor(s) and Grantee(s) beginning on the date of recording.

David L. Shirkey Date: 1/26/2024

David L. Shirkey dba Vinelife Network inc., Grantor

1828 Kimberly Lane, Mailing Address

Inverness, Florida 34452, City, State, Zip

_____, Date: _____

_____, Second Grantor (if Applicable)

_____, Mailing Address

_____, City, State, Zip

WITNESS ADDRESS
120 N MONTGOMERY AVE
INVERNESS, FL. 34450

First Witness: [Signature] Wendy Smith 1/26/2024
Signature Printed Name Date

Second Witness: [Signature] Teresa Webb 1/26/2024
Signature Printed Name Date

WITNESS ADDRESS
120 N MONTGOMERY AVE
INVERNESS, FL. 34450

STATE OF FLORIDA

COUNTY/PARISH OF Citrus

On Jan. 26, 2024, before me, Tracy RAE Webb,

a Notary Public, by means of [] physical presence or [] online notarization personally appeared David L. Shirkey dba Vinelife Network Inc.,

as Grantor(s), and _____, as Witness, and _____, as Witness, who

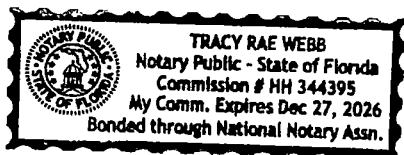
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tracy RAE Webb
Signature of Notary

(SEAL)



Affiant _____ Known Produced ID
Type of ID Florida Driver License
Commission expires: 12/27/26

I, Grantee, certify that the full consideration paid for the described property is:
\$ 100.00

Signed: _____
(Grantee)

Dated: _____

Signed: _____
(Second Grantee, if applicable)

Dated: _____

Preparer: John M. Johnson 460 South Minstrel Avenue Inverness Florida 34450

ATTACHMENT A
Legal Description of Property

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 Record 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.

Physical mailing address is 3962 North Roscoe Road Hernando, Florida 34442