

Prepared by:
Lacy Cruz
Affiliated Title of Central Florida, Ltd
5481 SW 60th St, Unit 501
Ocala, Florida 34474

File Number: 24-765

General Warranty Deed

Made this 10th day of May, 2024 A.D. By **Amy Bennett Flippen, a married person and Ian Nolan Bennett, a married person**, hereinafter called the grantors, to **Leigh W. Shanks and Kristine A. Shanks**, husband and wife, whose address is: 2400 Forest Drive, #164, Inverness, FL 34453, 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 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:

Unit No. 164, Building 13, of INVERNESS VILLAGE, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 436, Page 469, and all exhibits and amendments thereof, Public Records of Citrus County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

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.

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 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, 2023.

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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:


Amy Bennett Flippen


Witness (1) Signature:

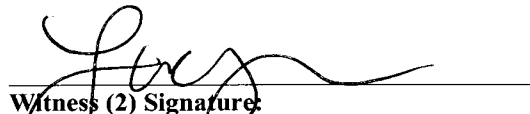
Cynthia A Kaufman
Witness (1) Printed Name:

1124 SE 33 Ave.
Witness (1) Address line 1:

Ocala, FL 34471
Witness (1) Address line 2:

511 Morse St.
Address Line 1

Inverness, FL 34452
Address Line 2


Witness (2) Signature:

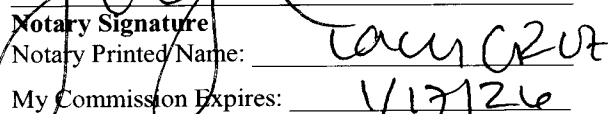
Lacy Cruz
Witness (2) Printed Name:

5481 SW 60th St, Unit 501
Witness (2) Address line 1:

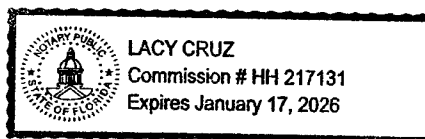
Ocala, FL 34474
Witness (2) Address line 2:

State of Florida County of Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 10 day of May, 2024, by **Amy Bennett Flippen, a married person**, who is/are personally known to me or who produced driver's license(s) as identification and who did take an oath.


Notary Signature
Notary Printed Name: Lacy Cruz
My Commission Expires: 1/17/26

{Notary Seal}



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Ocala, Florida 34474

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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:

Nicole M Vincent
Witness (1) Signature:

Ian Nolan Bennett
Ian Nolan Bennett

Nicole M Vincent
Witness (1) Printed Name:

87 Chapin Ave.
Address Line 1

14 Fox Hollow Dr.
Witness (1) Address line 1:

Red BK, NJ 07701
Address Line 2

Sacramento 95827
Witness (1) Address line 2:

Ted Hornacki
Witness (2) Signature:

Ted Hornacki
Witness (2) Printed Name:

14 Fox Hollow Dr.
Witness (2) Address line 1:

Sacramento 95827
Witness (2) Address line 2:

State of NJ County of Monmouth

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 8 day of May, 2024, by Ian Nolan Bennett, a married person, who is/are personally known to me or who produced driver's license(s) as identification and who did take an oath.

Nicole M Vincent
Notary Signature
Notary Printed Name: Nicole M Vincent
My Commission Expires: 8/11/26

{Notary Seal}

NICOLE M. VINCENT
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES AUG 11, 2026