

Prepared by and return to:

Lori Chaffin
Signature Title & Escrow Services, LLC
1920 Southwest 12th Avenue
Ocala, FL 34471
(352) 390-6233
File No 2024-4524

Parcel Identification No: 19E19S120120 00180 0190

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **5th day of July, 2024** between **Mark A. Elliott, a married man**, whose post office address is **9115 Whispering Willow Way, Tampa, FL 33614**, Grantor, to **B. Scott Todd, Trustee of The Everland Capital Partners 4 Land Trust dated June 10, 2023**, whose post office address is **500 Westover Drive, Sanford, NC 27330**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 19, Block 18, Inverness Acres Unit 2, according to the plat thereof, as recorded in Plat Book 6, Page(s) 52 through 58, inclusive, of the Public Records of Citrus County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tamika Miller

Witness #1 Signature

Print Name: Tamika Miller

Address: 3706 E Flora St.

Tampa FL 33604

[Signature]

Witness #2 Signature

Print Name: Lanaria Brown

Address: 8713 N 48th St

Tampa FL, 33607

[Signature]

Mark A. Elliott

Mark A. Elliott

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 9th day of July, 2024, by Mark A. Elliott.

Tamika Miller

Signature of Notary Public Tamika Miller

Print, Type/Stamp Name of Notary



Tamika Miller
Comm.: HH 506399
Expires: Jul. 9, 2028
Notary Public - State of Florida

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FL Driver License

(SEAL)