

Prepared by and return to:

Lorraine Gemmell  
Gibraltar Title, Inc.  
2929 E. Commercial Blvd Ste. 100  
Fort Lauderdale, FL 33308  
954-771-7601  
File Number: 2000-1296

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## Special Warranty Deed

This Special Warranty Deed made this 11<sup>th</sup> day of March, 2016 between McCormick 105, LLC, a Maryland limited liability company whose post office address is 11350 McCormick Road, Suite 902, Hunt Valley, MD 21031, grantor, and Scott L. Werkstell and Patsy D. Werkstell, husband and wife, joint tenants with Right of Survivorship whose post office address is 9234 Senandoah Run, Wesley Chapel, FL 33544, grantee:

(Whenever used herein the terms 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$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 **Hernando County, Florida**, to-wit:

**Lot 4, Block 63, GULF COAST RETREATS UNIT #6, according to the map or plat thereof as recorded in Plat Book 7, Page 14, Public Records of Hernando County, Florida.**

**Parcel Identification Number: R12 223 16 2020 0630 0040**

**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 claiming by, through or under grantors.

**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:

McCormick 105, LLC, a Maryland limited liability company

By: Beltway Capital Management, LLC, a Maryland limited liability company

By: Michelle Anderson Kile  
Michelle Anderson Kile, Vice President

Jessica Anderson  
Witness Name: Jessica Anderson

Cathy Gessell  
Witness Name: Cathy Gessell

State of Maryland  
County of Baltimore

The foregoing instrument was acknowledged before me this 3rd day of March, 2016 by Michelle Anderson Kile, Vice President of Beltway Capital Management, LLC, a Maryland limited liability company, on behalf of the corporation for McCormick 105, LLC, a Maryland limited liability company. She  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

MELISSA BRAY  
Notary Public-Maryland  
Baltimore County  
My Commission Expires  
April 20, 2017

Melissa Bray  
Notary Public

Printed Name: Melissa Bray

My Commission Expires: 4/20/2017