

Prepared By and Return To: Bonnie Otero
Capstone Title, LLC
4950 W. Kennedy Blvd., Suite 300
Tampa, FL 33609

Order No.: 716-21-019

Property Appraiser's Parcel I.D. (folio) Number:
18E17S100070 07760 0040

WARRANTY DEED

THIS WARRANTY DEED dated April 28, 2021, by Real Good Land LLC, a Florida Limited Liability Company, existing under the laws of Florida, and having its principal place of business at 4377 Mariner Blvd., Spring Hill, Florida 34609 (the "Grantor"), to Damaris Morffy, an unmarried woman, whose post office address is 2609 W St. John Street, Tampa, Florida, 33607 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Citrus, State of Florida, viz:

Lot 4, Block 776, Citrus Springs Unit 7, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 33 through 39, inclusive, of the Public Records of Citrus County, Florida.

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), nor any members of the household of the Grantor(s), reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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: 12/31/2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Bonnie Otero
Printed Name of First Witness

[Signature]
Witness Signature

Deborah J. Haskin
Printed Name of Second Witness

Real Good Land LLC, a Florida Limited Liability Company

BY: [Signature]
Gabriel Saldana
Manager

Grantor Address:
4377 Mariner Blvd.
Spring Hill, FL 34609

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [] Physical Presence or [] Online Authorization, and who [] has produced drivers license as identification or [] is personally known by me, on this 27th of April, 2021 by Gabriel Saldana, as Manager on behalf of Real Good Land LLC, a Florida Limited Liability Company.

[Signature]
Notary Public

My Commission Expires:

(SEAL)

