

Recording Requested By:

Enoc Diaz
924 Grape Avenue
Saint Cloud, FL 34769
Ph: 321-442-2269

After Recording Return

To and Mail Tax:

TDP-HOLDINGS, LLC
6200 Rockside Woods Blvd, Ste. 215
Independence, Ohio 44131
Ph: 216-925-5125

WARRANTY DEED

Property Appraiser's Parcel Identification No.

19E-18S-14-0060-00220-0510 and 19E-18S-14-0060-00220-0520

This Warranty Deed, Executed this 12 day of June, 2021

By **Enoc Diaz**, whose address is 924 Grape Avenue, Saint Cloud, FL 34769, hereinafter called the GRANTOR:

To **TDP-HOLDINGS, LLC**, an Ohio Limited Liability Company, whose address is 6200 Rockside Woods Blvd., #215, Independence, OH 44131, hereinafter called the GRANTEE:

Witnesseth, That the said Grantor, for valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in the County of Citrus, State of Florida, viz:

APN 19E-18S-14-0060-00220-0510

APACHE SHORES UNIT 6 PB 4 PG 104 LOT 51 BLK 22

APN 19E-18S-14-0060-00220-0520

APACHE SHORES UNIT 6 PB 4 PG 83 LOT 52 BLK 22

TO HAVE AND TO HOLD the premises unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor, for itself and its successors, covenants with the Grantee, its successors and assigns, that at and until the ensembling of these presents, the land is free and clear from all liens and encumbrances whatsoever by, from, through, or under Grantor, except (i) taxes and assessment, both general and special, which are a lien but not yet due and payable, (ii) zoning regulations and ordinances, (iii) such easements, conditions, reservations, restrictions, and other matters of record; and that Grantor will **WARRANT AND DEFEND** the land, unto Grantee, its successors and assigns, against all lawful claims of all persons claiming by, through, or under Grantor, except as above set forth.

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

Enoc Diaz, Grantor

Enoc Diaz

Grantor Signature

Enoc Diaz

Grantor Printed Name

Stephanie Espinal

Witness 1 Signature

Stephanie Espinal

Witness 1 Printed Name

Isidoro Espinal Jr.

Witness 2 Signature

Isidoro Espinal Jr.

Witness 2 Printed Name

STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 12 day of

JUNE, 20 21, by Enoc Diaz, who is personally known to me or has produced Driver License as identification and who did/did not take an oath.

SEAL:

Stephanie Espinal
Notary Signature

My Commission Expires: 4/19/2025

Stephanie Espinal
Notary Printed Name

