

Prepared By and Return To:
Danielle Acosta
Forever Home Title, LLC
5121 Ehrlich Road, Suite 103-A
Tampa, FL 33624

File # **FHT22-242**

General Warranty Deed

Made this April 13, 2022 A.D. By **Ismael Ramirez Lojo**, 1915 Laliza Street, Mayaguez, Puerto Rico 00680, hereinafter called the grantor, to **Unity Development Investments, LLC**, a Florida limited liability company, whose post office address is: 755 Crandon Blvd, Key Biscayne, Florida 33149, 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:

Lot 7, Block 257, Pine Ridge Unit One, a subdivision according to the plat thereof, recorded in Plat Book 8, Page 25, of the Public Records of Citrus County, Florida.

Parcel ID Number: **18E17S320010 02870 0070**

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.

Subject To covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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, 2021.

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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:

Stephanie Hopkins
Witness Printed Name Stephanie Hopkins

Danielle Acosta
Witness Printed Name Danielle Acosta

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of April 2022, by Ismael Ramirez Lojo, who is/are personally known to me or who has produced Passport card as identification.

Ismael Ramirez Lojo (Seal)
Ismael Ramirez Lojo
Address: 1915 Laliza Street, Mayaguez, Puerto Rico 00680

(Seal)
Address:



Stephanie Hopkins
Notary Public
Print Name: Stephanie Hopkins
My Commission Expires: 12/29/2024