

Prepared by and Return To:

Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR312410041

APN/Parcel ID(s): 18E17S100130 10030 0080
Tax/Map ID(s): 1383285

WARRANTY DEED

THIS WARRANTY DEED dated November 13, 2024, by Julia Maria Rodriguez Pombar and Pedro Javier Rodriguez Pombar and Myriam Amparo Rodriguez Pombar, hereinafter called the grantor, to Real Dream Home LLC A Florida Limited Liability Company, whose post office address is 9321 Mustard Leak Drive, Orlando, FL 32827, hereinafter called 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 the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 8, Block 1003, Citrus Springs Unit 13, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 98 through 108, inclusive, of the Public Records of Citrus County, Florida.

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

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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 December 31, 2024.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Julia Caro
Witness Signature

Julia Maria Rodriguez Pombar
Julia Maria Rodriguez Pombar

Nydia CARO
Print Name

Address: 609 Avenue Miramar Apt 201, Cond
Miramar Lema
San Juan, PR 00907

Address: 609 Ave miramar
apto 101 - S J PR 00907

Pedro E. Vazquez-Melendez
Witness Signature

Pedro E. Vazquez-Melendez
Print Name

Address: 301 Recinto San, Suite 701
San Juan, PR 00901

Aff # 5178
State of Puerto Rico
County of San Juan

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of November, 2024

by Julia Maria Rodriguez Pombar, to me known to be the person(s) described in or who has/have produced driver's license as identification.

[Notary Seal]



Pedro E. Vazquez-Melendez
Name: Pedro E. Vazquez-Melendez
Commission: 141854

RECIBO
4024-20539417
TRACIENDA
SERVIDOR DE PUERTO RICO



9397
11/14/2024
\$5.00
Sello de Asistencia Legal
80004-2024-1114-08794006

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Destiny Lewis
Witness Signature

Pedro Javier Rodriguez Pombar
Pedro Javier Rodriguez Pombar

Destiny Farah
Print Name

Address: 11411 Sawyer Street
Orlando, FL 32817

Address: 2736 Dover Glen Cir
Orlando, FL 32828

Tammy Fields
Witness Signature

Tammy Fields
Print Name

Address: 2637 Corbyton Ct
Orlando, FL 32828

State of FL

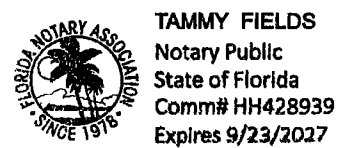
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of November, 2024.

by Pedro Javier Rodriguez Pombar, to me known to be the person(s) described in or who has/have produced ID as identification.

Tammy Fields
Name: Tammy Fields
Commission: 09-23-2027

[Notary Seal]



WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Nidia CARO
Print Name

Address: 689 Ave Mercedes
Apto 101 - SJPR 00907

[Signature]
Witness Signature

Pedro E. Vazquez-Melendez
Print Name

Address: 301 Recinto Sur, Suite 701
San Juan, PR 00901

AFA 5177
State of Puerto Rico
County of San Juan

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of November, 2024.

by Myriam Amparo Rodriguez Pombar, to me known to be the person(s) described in or who has/have produced driver's license as identification.

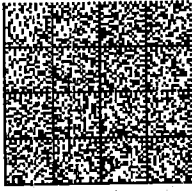
[Notary Seal]



[Signature]
Name: Pedro E. Vazquez-Melendez
Commission: 14,854

RECIBO
RECIBO
4U22-05980808

Sello



9397
10/30/2024
\$5.00

Sello de Asistencia Legal
80004-2024-1030-31065392

