

Prepared by and return to:

Lizzy Spaccarotella  
Floridian Title Team Inc  
17031 NE 20th Ave #1  
North Miami Beach, FL 33162  
(305) 792-4911

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## Warranty Deed

**This Warranty Deed** made this **30th day of December, 2024** between **434 21st STREET LLC, a Florida Limited Liability Company** whose post office address is **9111 E. Bay Harbor Dr., Suite 6F, Bay Harbor Islands, FL 33154**, grantor, and **GAIA VIBES GROUP LLC, a Delaware Limited Liability Company and JOY QUINN LLC, a Delaware Limited Liability Company** whose post office address is **4801 S. University Dr. Ste. 204 Davie, FL 33328**, 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 of **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, situated, lying and being in **Citrus County, Florida** to-wit:

**Lot 14, Block 381, of CITRUS SPRINGS UNIT 4, according to the Plat thereof, as recorded in Plat Book 5, Page 133, of the Public Records of Citrus County, Florida.**

**Parcel Number: 18E17S100040 03810 0140**

**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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2024**.

**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:

*[Handwritten signature]*

434 21st STREET LLC, a Florida Limited Liability Company

Witness

Printed Name: E. Spaccarotella

P.O. Address: 17031 NE 20<sup>th</sup> Ave.

N. Miami Beach, FL 33162

*[Handwritten signature]*

Witness

Printed Name: Lorena Pardo

P.O. Address: 17031 NE 20<sup>th</sup> Ave.

N. Miami Beach, FL 33162

By: *[Handwritten signature]*  
Sol Perchik, Authorized Member

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of December, 2024 by Sol Perchik, Authorized Member of 434 21st STREET LLC, a Florida Limited Liability Company who  is personally known or  has produced a driver's license as identification.

*[Handwritten signature]*

[Seal]

Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

