

Prepared by:
Fuentes and Kreisler, P.A.
1407 West Busch Boulevard
Tampa, Florida 33612

File Number: 2016596

General Warranty Deed

Made this July 21st, 2016 A.D. By **Breckenridge Holdings, LLC**, a Florida limited liability company, hereinafter called the grantor, to **EIOPAH, INC., a Canadian corporation**, whose post office address is: 270 Terrace Wood Cres, Kitchener, Ontario, Canada, N2P 2T3, 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 AND NO/100 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 Hernando County, Florida, viz:

Lot 113, of STERLING HILL PHASE 3 UNIT 1 REPLAT, according to the map or plat thereof as recorded in Plat Book 39, Pages 34 through 36, of the Public Records of Hernando County, Florida.

Parcel ID Number: **R16 223 18 3607 0000 1130**

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 December 31, 2015.

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:

1st witness sign
E Zoumberos
1st witness printed name

Breckenridge Holdings, LLC
by: (Seal)
H. Douglas Tripp, manager/member
Address: 234 Sapphire Lake Dr., #202, Bradenton, Florida 34209

2nd witness sign
Paula Zoumberos
2nd witness printed name

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 21st day of July, 2016, by H. Douglas Trip, as manager/member of Breckenridge Holdings, LLC, a Florida limited liability company, who is/are personally known to me.



Notary Public
Print Name: Paula Zoumberos
My Commission Expires: _____