

3/4 \$ 8,500.00

RECORDING REQUESTED BY:

INSTRUMENT PREPARED BY:

Mark A. Holsopple

2405 John Anderson Dr.

(Above reserved for official use only)

Ormond Beach, Florida 32176

WHEN RECORDED RETURN DEED TO:

SEND TAX STATEMENT TO:

Joseph Matthew Badura-Sitzlar

Joseph Matthew Badura-Sitzlar

1246 Buckhurst Dr.

1246 Buckhurst Dr.

Spring Hill

Spring Hill

Florida 34609

Florida 34609

Tax Parcel ID/APN #: R36 223 18 2690 0220 0110

GENERAL WARRANTY DEED FOR FLORIDA

This Warranty Deed is made on February 2, 2018, between the "Grantor,"

HOLVENS HOLDINGS LLC a business, having a mailing address at 2405 John Anderson Dr. Ormond Beach, Florida 32176 and represented by authorized agent, Mark A. Holsopple,

And the "Grantees,"

Joseph Matthew Badura-Sitzlar, a married individual residing at 1246 Buckhurst Dr. Spring Hill, Florida 34609.

Michelle Marie Sitzlar, a married individual residing at 1246 Buckhurst Dr. Spring Hill, Florida 34609.


For valuable consideration of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby conveys, sells, and grants, to Grantees' heirs and assigns forever, all of the Grantor's rights titles, interests and claims in or to the following described real estate(the "Property"), together with all hereditaments and appurtenances belonging thereto, located in Hernando county, Florida free of encumbrances or other restrictions except as may be specifically set forth herein.

Property Address/legal description: Roosevelt Ave. , description: Masaryktown BLK 22 LOTS 11 & 12
DOR Code: (00) Vacant Residential Levy Code: CWES Sec/tnshp/rng: 36-23-18 Subdivision: Masaryktown
(2690) Neighborhood: Masaryktown/Oak Forest : WAVRO (2690)

Grantor hereby covenants as follows: that Grantor is lawfully seized of the property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend Grantees' heirs and assigns against all lawful claims on title to the property, and that the Property is free from all encumbrances and the other restrictions unless otherwise stated below.

Vesting Information/ Property Interest: Garentee's receives the Property in fee simple as the sole owners.

Grantor signed, sealed, and delivered this general warranty deed to Grantees on January 30, 2018.
Grantor (or Authorized Agent)

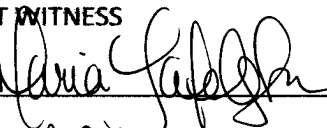
x , as agent on behalf of Holvens Holdings LLC

Printed Name of Grantor x MARK A HOLSOPPLE

WITNESSES

On this the 2 day of February 2018, the forgoing instrument was sworn to and acknowledged before me by the person(s) known or proven to me be the person(s) whose name(s) is/are subscribed to within the instrument: the Grantor(s), Mark A. Holsopple. I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

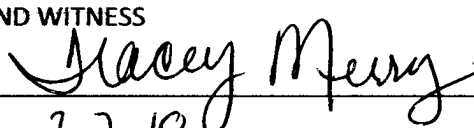
x/ 

Date: 2-2-18

Print Name: Maria Tafelski

Address: _____

SECOND WITNESS

x/ 

Date: 2-2-18

Print Name: Tracey Merry

Address: _____

NOTARY ACKNOWLEDGEMENT

Florida

County of Hernando

On February 2, 2018, before me, Maria Tafelski personally appeared Mark A. Holsopple, as agent on behalf of Holvens Holdings LLC, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, execute the instrument.

Being duly sworn, did state that he/she is the person described in the above document and that he or she signed the above document in my presence. who produced FL DL

Witness my hand and official seal.

Signature of Notary Public

Maria Tafelski

Notary Public, In and for the County of

Hernando

State of

FL

My commission expires:

7/21/2018

Notary Seal



MARIA TAFELSKI
MY COMMISSION # FF 143536
EXPIRES: July 21, 2018
Bonded Thru Budget Notary Services