

Recording prepared by:
FOXY LOXY MANAGEMENT, LLC, TRUSTEE
4142 Mariner Blvd., #508
Spring Hill , FL 34609

When recorded return to:
FOXY LOXY RENTALS, LLC
4142 Mariner Blvd., #508
Spring Hill , FL 34606

Mail tax statements to:
FOXY LOXY RENTALS, LLC
4142 Mariner Blvd., #508
Spring Hill , FL 34606

Tax parcel no: R10 223 17 1424 0000 0540

State of Florida

Rev. 133EF49

WARRANTY DEED

This General Warranty Deed is made effective this Dec 3 (the "Effective Date") between FOXY LOXY MANAGEMENT, LLC, TRUSTEE ("Grantor"), a business whose mailing address is 4142 Mariner Blvd., #508, Spring Hill , FL 34609, and FOXY LOXY RENTALS, LLC ("Grantee"), a business whose mailing address is 4142 Mariner Blvd., #508, Spring Hill , FL 34606.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 USD and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the real property (the "Property") located at 4273 Cavehill Rd., Spring Hill in Hernando County, FL 34606, and more particularly described as follows: Lot 54, BERKELEY MANOR PHASE I, according to the map or plat thereof as recorded in Plat Book 17, Page 74-75 inclusive, Public Records of Hernando County, Florida.

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against all claims against title to the Property or any part thereof.

