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Prepared by:
Caroline Holmes
Tropic Title Services
3439 Deltona Blvd.
Spring Hill, Florida 34606

File Number: 18-H-0332

157,500 consideration

General Warranty Deed

Made this September 28, 2018 A.D. By Isaac Fachner by his Attorney-in-Fact, Brock William Fachner, a married man, 475 Applegate Way, Arroyo Grande, California 93420, hereinafter called the grantor, to Magaly Rodriguez, a single woman and Lucia Gonzalez, a single woman, as joint tenants with full rights of survivorship, whose post office address is: 4637 Deltona Blvd, Spring Hill, Florida 34606, 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 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:

See Attached Schedule "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: R32 323 17 5250 1678 0100

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, 2017.

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:

#1 Victoria A Macias
Witness Printed Name Victoria A MACIAS

Isaac Fachner by his attorney in fact Brock William Fachner (Seal)
Isaac Fachner by his Attorney-in-Fact, Brock William Fachner
Address: 475 Applegate Way, Arroyo Grande, California 93420

#2 Pamela Fachner
Witness Printed Name Pamela Fachner

(Seal)
Address:

State of _____
County of _____

The foregoing instrument was acknowledged before me this 28th day of September, 2018, by Isaac Fachner by his Attorney-in-Fact, Brock William Fachner, a married man, who is/are personally known to me or who has produced Drivers License as identification.

SEE ATTACHED FORM FOR NOTARY CERTIFICATE
Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Luis Obispo)

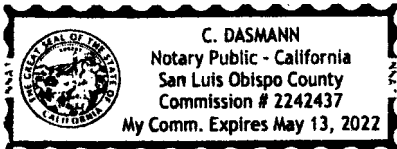
On September 26 2018 before me, C Dasmann, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Brock William Fachner
Name(s) of Signer(s)

who proved to me 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 the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature C. Dasmann
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General Warranty Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
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Schedule "A"

Lot 10, Block 1678, SPRING HILL UNIT 25, as per plat thereof recorded in Plat Book 10, Pages 61-76, of the Public Records of Hernando County, Florida.