

File: 19078642-Z

*Please return after recording to:*

BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108

1330

Tax ID: R32 323 17 5200 ~~1300~~ 0100

*Mail tax statement to:*

EPH 2 ASSETS, LLC, 5001 Plaza on the Lake, Suite 200, Austin, TX 78746

*This Instrument Prepared By:*

Jarrod Turner, Esquire\*

WARRANTY DEED

This Warranty Deed is made by and between Cruz Fernandez Martinez, a single woman, whose address is 12296 FOOTHILL STREET, SPRING HILL, FL 34609

, ("Grantor(s)"), and EPH 2 ASSETS, LLC, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantee(s)").

Grantor, in consideration of the sum of \$115,000.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has hereby granted, bargained and sold to Grantee(s) the following described real property in Hernando County, Florida:

LOT 10, BLOCK 1330, SPRING HILL, UNIT 20, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 65 - 80, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Being the same property conveyed to Grantor(s) by instrument recorded on 9/10/2018 at Book 3621, Page 780 in the records of Hernando County, Florida.

Commonly known as: 12456 Hanley Drive, Spring Hill, FL 34608. This address is provided for informational purposes only. Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee(s) that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against all lawful claims.

TO HAVE AND TO HOLD the above the Premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the Grantee(s), Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor(s) does hereby bind Grantor(s), Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the Premises to the Grantee(s), Grantee(s)'s heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming.

Dated: 8 day of April, 2019

[Signature Page Follows]

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GRANTOR(S):

Cruz Fernandez Martinez  
Cruz Fernandez Martinez

Michael Ulloa  
Witness Michael Ulloa

Brianna Dokter  
Witness Brianna Dokter

## ACKNOWLEDGMENT

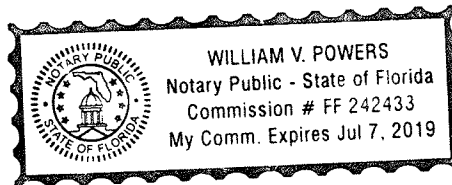
STATE OF Florida )  
COUNTY OF Herndon )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Cruz Fernandez Martinez and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 8<sup>th</sup> day of April 2019

[Signature]

Notary Public William V. Powers  
Expires 7/7/19  
My Commission Expires:



After recording, please return to:  
BCHH, Inc.  
181 Montour Run Road  
Coraopolis, PA 15108  
(412) 275-3720

\*The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer makes no representations as to the accuracy of the names of the parties, any signing authority, the legal description or current deed information, or any other information contained in this document. The preparer is not responsible for any typed or hand-written additions made to this document after its preparation. The title company frequently makes changes or alterations not approved by the preparer. Any questions regarding this deed should be directed to BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108.