



SUNBELT
TITLE AGENCY

Prepared by: Danielle Acosta
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 1770519-02169

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This Warranty Deed

Made this 30th day of April, 2019 by **Alexander Silva**, hereinafter called the Grantor, to **Carpenter Companies Florida, LLC, A Florida Limited Liability Company**, whose post office address is: 142 W Platt St, Suite 116, Tampa, FL 33606, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Hernando County, Florida, viz:

Lot 12, Block 1725, SPRING HILL UNIT 25, according to the plat thereof, recorded in Plat Book 10, Page(s) 61 through 76, inclusive, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R32 323 17 5250 1725 0120

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) nor any member of the household of Grantor(s) reside thereon.
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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

[Signature]
Witness: (Signature)

Print Name: Charles R. Matthews

Alexander Silva
Alexander Silva
375 Cressida Cir
Spring Hill, FL 34609

[Signature]
Witness: (Signature)

Print Name: Kyle Hoppstadter

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 27 day of April, 2019, by Alexander Silva, who: is personally known to me or produced Florida Drivers License as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name: Charles R. Matthews
My Commission Expires: 8/16/2019
Stamp/Seal:

