

Prepared by:
Rebecca Walker
Deval, LLC
626 North Alafaya Trail, Suite 206
Orlando, Florida 32828

File Number: 19-07-0005

General Warranty Deed

Made this July 31, 2019 A.D. By **Buzz Buys, Inc., a Florida Corporation**, whose address is: 14148 8th ST #203, Dade City, Florida 33525, hereinafter called the grantor, to **Higher Trust Investments, LLC, a Florida Limited Liability Company**, whose post office address is: 11 S. Orange Ave #1500, Orlando, Florida 32801, 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:

Lot 4, Block 7, HILL 'N DALE UNIT #2, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 5, of the Public Records of Hernando County, Florida.

Parcel ID Number: **R34 122 20 0440 0070 0040**

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, 2018.

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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:

Heather F. Papp

Witness Printed Name *Heather F. Papp*

[Signature]

Buzz Buys, Inc.
Address: 14148 8th ST #203, Dade City, Florida 33525

Taryn Helt

Witness Printed Name *Taryn Helt*

Address:

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 31st day of July, 2019, by Buzz Buys, Inc., a Florida Corporation, who is/are personally known to me or who has produced FL Drivers license as identification.



Heather F. Papp
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG265952
Expires 1/22/2023

Heather F. Papp

Notary Public
Print Name: *Heather F. Papp*
My Commission Expires: *01/22/2023*