

Recording Requested By/Return to:

SPRUCE LAND SERVICES
6100 TENNYSON PKWY, SUITE 225
PLANO, TX 75024

Send Tax Notices to:

DIVVY HOMES WAREHOUSE A, LLC
300 MONTGOMERY STREET, SUITE 1200
SAN FRANCISCO, CA 94104

Prepared by:

THOMAS COLE, Esq.
o/b/o BC LAW FIRM, P.A.
4084 AMBASSADOR CIRCLE
WILLIAMSBURG, VA 23188

WARRANTY DEED

For good consideration in the amount of \$239,900.00, I (we) **JAMES FOSTER, A MARRIED PERSON, WHO ACQUIRED TITLE AS, A SINGLE PERSON, HEREIN JOINED BY HIS SPOUSE, ASHLEY FOSTER**, whose mailing address is 5148 KIRKWOOD AVE, SPRING HILL FL 34608, hereby bargain, deed and convey to **DIVVY HOMES WAREHOUSE A, LLC**, whose mailing address is 300 MONTGOMERY STREET, SUITE 1200, SAN FRANCISCO, CA 94104, the following described land in HERNANDO County, State of Florida, free and clear with **WARRANTY COVENANTS**; to wit:

Lot 14, Block 1593, Spring Hill Unit 23 according to the map or plat thereof, as recorded in Plat Book 10, Page 44, of the Public Records of Hernando County, Florida.

Subject to all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

APN: R32 323 17 5230 1593 0140

PROPERTY ADDRESS: 5148 KIRKWOOD AVE, SPRING HILL, FL 34608

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

WITNESS the hands and seal of said Grantors this 21 day of December, 2020

[Signature]
JAMES FOSTER

[Signature]
ASHLEY FOSTER

John A. Foster
Printed Witness Name

[Signature]
Witness Signature

+Mahaleka Smith
Printed Witness Name

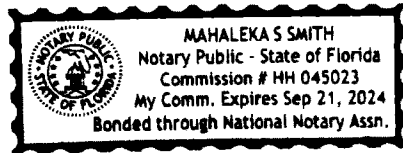
[Signature]
Witness Signature

STATE OF FLORIDA
COUNTY OF Hernando SS.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,

this 21 day of December 2020 by JAMES FOSTER and ASHLEY FOSTER.

(Seal)



[Signature]
Notary Public
Printed Name: +Mahaleka Smith
My Commission Expires: 9/21/2024
Commission # HH 045023

Personally Known: _____
OR Produced Identification:
Type of Identification Produced: Driver's License