

Prepared under the direction of and return to:

Ian McKillop  
McKillop Law Firm, PL  
7563 Philips Highway  
Building 500  
Jacksonville, FL 32256  
File Number: 21-0671  
Consideration: \$159,000.00

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**WARRANTY DEED**

This Warranty Deed made this 31st day of March, 2021 between **Fair Home Offers, LLC, a Florida Limited Liability Company**, whose post office address is 9310 Old Kings Road South, Suite 1702, Jacksonville, FL 32257 (whether singular or plural, "Grantor"), and **Pinellas Equities LLC, a Texas Limited Liability Company**, whose post office address is 1925 East 6th Avenue, Tampa, FL 33605 (whether singular or plural, "Grantee"):

(Whenever used herein the terms "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, trusts, and trustees)

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando, FL, (the "Property"):

**Lot 48, Forest Oaks-Unit One, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 10, 11 and 12, of the Public Records of Hernando County, Florida.**

**RE#: R14 223 17 1765 0000 0480  
Address: 8022 Wooden Drive, Spring Hill, FL 34606**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever. And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land, that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that the Property is free of all encumbrances except taxes for 2021 and subsequent years and covenants, restrictions, easement and reservations of record, if any, without the intention of creating or reimposing same.

This Property is not the constitutional homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature: Terri A. Pionessa  
Witness Name: Terri A. Pionessa

Witness Signature: Melinda Riley  
Witness Name: Melinda Riley

Fair Home Offers, LLC, a Florida Limited Liability Company

By: Brittany Hyers  
Brittany Hyers, Authorized Signor

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30 day of March, 2021 by Brittany Hyers, Authorized Signor of Fair Home Offers, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Terri A. Pionessa  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known:   
OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

