

Prepared by:
Brenda Nixon/Steel City Title
3999 West First Street (S.R. 46), Sanford, Florida 32771
Parcel ID No: R01 221 17 3280 0014 0110
SCT21-1489
\$0.00

Quit Claim Deed

Made this 17 day of MAY, 2021 A.D. by **Luis Miranda and Jennifer Miranda, husband and wife**, 5196 MENTMORE AVE, Spring Hill, Florida 34606 hereinafter called the grantor, to **Maronda Homes, LLC of Florida, a Florida Limited Liability Company** whose post office address is: 9416 Camden Field Parkway, Riverview, Florida 33569 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Hernando County, Florida, viz:

Lot 11, Block 14, Royal Highlands Unit No. 1, according to map or plat thereof as recorded in Plat Book 11, Pages 43 through 59, inclusive, of the Public Records of Hernando County, Florida.

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 the spouse of the 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 together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the said grantee forever.

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:

1. Richard P. Caruana
Witness

Luis Miranda (Seal)
Address: 5196 MENTMORE AVE, Spring Hill, Florida 34606

Printed Name RICHARD P. CARUANA

2. Diane L. Jacobson
Witness

Jennifer Miranda (Seal)
Address: 5196 MENTMORE AVE, Spring Hill, Florida 34606

Printed Name DIANE L JACOBSON

State of FLORIDA
County of HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of MAY 2021, by **Luis Miranda and Jennifer Miranda, husband and wife**.

[SEAL]
Online Notary



RICHARD P. CARUANA
Commission # HH 072483
Expires February 17, 2025
Bonded Thru Budget Notary Services

Richard P. Caruana
Signature of Notary Public
Personally Known OR
Produced Identification
Type of Identification Produced
FC PIC