

Prepared By and Return To:  
Sharee Mandel  
Investment Title of FL LLC  
8198 S Jog Road Suite 204  
Boynton Beach, FL 33472

For the issuance of title insurance, file #: INVFL1264

**WARRANTY DEED**

This Warranty Deed made **May 14, 2021** between:

**GRANTOR:** DEBORAH L. CROSS A/K/A  
DEBORAH LYNNE CROSS,  
FORMERLY KNOWN AS DEBORAH  
VAN KOOTEN AND ARTHUR LEE  
CROSS, HUSBAND AND WIFE

**GRANTEE:** HSR TAMPA, LLC, A  
DELAWARE LIMITED  
LIABILITY COMPANY

MAILING 22223 MELODY LANE  
ADDRESS: BROOKSVILLE, FL 34601

MAILING 4820 MINNETONKA  
ADDRESS: BOULEVARD, SUITE 303  
ST LOUIS PARK, MN 55416

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida to-wit:

**Lot 16, SOUTHSIDE ESTATES, according to the Plat thereof, as recorded in Plat Book 13, Page 76, of the Public Records of Hernando County, Florida.**

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, 2020.

### WARRANTY DEED – Continued

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

x Sharee Lyn Mandel

Witness Name: \_\_\_\_\_

x Brian Mandel

Witness Name: BRIAN MANDEL

Deborah Cross

DEBORAH CROSS

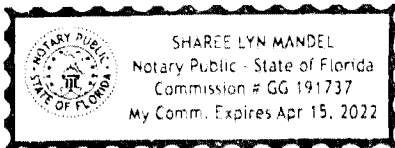
Arthur Lee Cross  
ARTHUR-LEE CROSS

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of May, 2021 by

Deborah Cross + Arthur Lee Cross, who is personally known to me or has produced driv. licenses as identification.



x Sharee Lyn Mandel  
(Notary Seal)