

Prepared by and return to:

This instrument prepared by: **Vivian Nunez**
Premier Title of Central Florida, LLC
605 E Robinson St
Suite 670
Orlando, FL 32801
(407) 236-0009
File No.: **A22-292**

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this **23rd day of August, 2022** by **Honey and Vinegar, LLC**, a Georgia Limited Liability Company hereinafter called the grantor, whose post office address is: **6830 Cedar Ridge Dr., Gainesville, GA 30506**

to **Wilfredo Rosario, A Married Man**, whose post office address is **4206 Autumn Drive, Tampa, FL 33624** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$22,000.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Hernando County, Florida**, viz:

Lot 27, Block 49 of RIDGE MANOR ESTATES, UNIT NO. 2, according to the Plat thereof as recorded in Plat Book 10, Page(s) 2 through 27, inclusive, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R36-122-21-0870-0490-0270

This property is the homestead of the Grantor (s).

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 12/31/2021, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Vipul Gupler
Witness Vikram Kimple

Jay Ziska
Witness

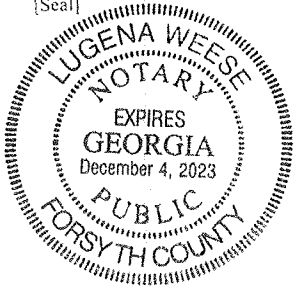
State of Georgia
County of Dawson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of August, 2022 by Junior Lee, Managing Member of Honey and Vinegar, LLC who is personally known or has produced a driver's license as identification.

Honey and Vinegar, LLC

By: Junior Lee
Junior Lee, Managing Member

[Seal]



Lugena Weese
Notary Public
Print Name: Lugena Weese
My Commission Expires: 12/04/2023