

Prepared by and return to:

Tiffany Cassistre
Tropic Title Services
3439 Deltona Boulevard
Spring Hill, FL 34606
(352) 688-1269
File No 22-H-300

Parcel Identification No Property 1:
R01-221-17-3330-0212-0190

Sales price: \$300,000.00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 3rd day of November, 2022 between **Kory A. Plotts and Leah Plotts, husband and wife**, whose post office address is **3675 Barnard Drive, 117, Oceanside, CA 92056**, of the County of San Diego, State of California, Grantors, to **Alexsandra Valtsiotis, a single woman, and Shareka Griffin, a single woman, as joint tenants with right of survivorship**, whose post office address is **11960 Osprey Avenue, Weeki Wachee, FL 34614**, of the County of Hernando, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Hernando, Florida, to-wit:

Lot 19, Block 212, ROYAL HIGHLANDS, UNIT NO. 4, according to the Plat thereof, recorded in Plat Book 12, Pages 33-44, of the Public Records of Hernando County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 3675 Barnard Drive, 117, Oceanside, CA 92056.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Debbie Betancourt

WITNESS

PRINT NAME: Debbie Betancourt

Blanca Vasquez

WITNESS

PRINT NAME: Blanca Vasquez

Kory A. Plotts
Kory A. Plotts

Leah Plotts
Leah Plotts

Document ID: 233a324d-b2cf-4a6e-ae88-850da318d992

STATE OF Florida
COUNTY OF Broward County

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 31st day of October, 2022, by Kory A. Plotts and Leah Plotts.

Debbie Betancourt

Signature of Notary Public

Print, Type/Stamp Name of Notary

Debbie Betancourt

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: drivers license



This Notarization was conducted using online audio/video technology.