

Prepared by and return to:

**Aprill Alvarado**  
**Title Exchange**  
**9823 Seminole Blvd.**  
**Seminole, FL 33772**  
**(727) 544-0304**  
File Number: **2023-9163-A**  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **13th day of June, 2023** between **Ribbon Home SPV II, LLC, a Delaware Limited Liability Company** whose post office address is **29 E 19th Street FL 4, New York, NY 10003**, grantor, and **Wayne M. Smith and Angela M. Smith, Husband and Wife** whose post office address is **6028 Pinehurst Dr, Spring Hill, FL 34606**, 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 said grantor, for and in consideration of the sum of **TWO HUNDRED THIRTY-SIX THOUSAND AND 00/100 (\$236,000.00) DOLLARS** 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 2, Block 3, SPRING HILL UNIT 1, as per plat thereof recorded in Plat Book 7, Pages 53 - 64, Public Records of Hernando County, Florida.**

**Parcel Identification Number: R32 323 17 5010 0003 0020**

**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 **12/31/2022**.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **29 E 19th Street FL 4, New York, NY 10003**

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:

*Vida A. Diaz*

Witness  
Printed Name: Vida A. Diaz

*Reid Beck*

Witness  
Printed Name: Reid Beck

**Ribbon Home SPV II, LLC**, a Delaware Limited Liability Company

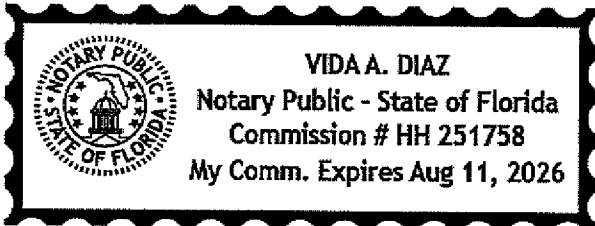
By: *Eagean Bryson*  
Eagean Bryson, Authorized Signer

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9 day of June, 2023 by Eagean Bryson, Authorized Signer of Ribbon Home SPV II, LLC who  is personally known or  has produced a ~~driver's license~~ as identification.

[Seal]      US Passport      VAD

*Vida A. Diaz*  
Notary Public  
Print Name: Vida A. Diaz  
My Commission Expires: 8/11/2026



Completed via Remote Online Notarization using 2 way Audio/Video technology.