

Prepared by and return to:
Title Works Unlimited, PLLC
1935 Highland oaks Blvd
Lutz, FL 33559
(813) 371-0390
File Number: **2023-86**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th day of August, 2023** between **Northcliffe Project LLC, a Corporation**, whose post office address is **11704 Crowned Sparrow Lane, Tampa, FL 33626**, grantor, and **Eugene Gonzalez, joined by his spouse, Miguel Angel Dominguez Sanreymond**, whose post office address is **2222 Fletchers Point Circle, Tampa, FL 33613**, 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 TEN AND NO/100 DOLLARS (\$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 14, Block 1598, Spring Hill, Unit 23, according to the plat thereof as recorded in Plat Book 10, Pages 44 through 52, inclusive, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R32-323-17-5230-1598-0140

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**.

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

SIGNATURE PAGE TO FOLLOW

Signed, sealed and delivered in our presence:

Northcliffe Project LLC, a Corporation
By: [Signature]

[Signature]

Witness
Printed Name: Jonathan Sanclemente
P.O. Address: 1935 Highland Oaks Blvd, Lutz, FL 33559

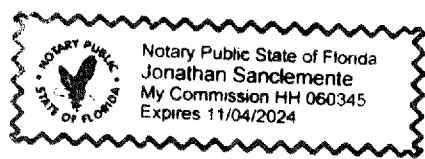
[Signature]

Witness
Printed Name: Axel J. Dumas
P.O. Address: 1935 Highland Oaks Blvd Lot 2, FL 33559

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of August, 2023 by Northcliffe Project LLC who is personally known or has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: Jonathan Sanclemente
My Commission Expires: 11-4-2024