

**Prepared By and Return To:**

Tiago National Title, LLC  
Attn: Theresa Antonietti  
3705 West Swann Avenue  
Tampa, FL 33609

Order No.: FL23-01269

Property Appraiser's Parcel I.D. (folio) Number:  
R36-122-21-0870-0180-0050

**WARRANTY DEED**

THIS WARRANTY DEED dated September 7, 2023, by Glyn Enterprises LLC a Texas Limited Liability Company, existing under the laws of Texas, and having its principal place of business at 404 Brahman Rd, Cedar Park, Texas 78613 (the "Grantor"), to Daysi De Los Angeles Landin, a single woman and Yorlan Noel Landin, a single man, whose post office address is 20120 SW 124th PL, Miami, Florida, 33177 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Seventeen Thousand And No/100 Dollars (\$17,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Hernando, State of Florida, viz:

All that certain lot or piece of property situate, lying and being in the County of Hernando, State of Florida.

Lot 5, Block 18 of Ridge Manor Estates, Unit 2, according to the plat thereof as recorded in Plat Book 10, Pages 2-27 and portions re-recorded in Plat Book 10, Pages 88-93 of the Public Records of Hernando County, Florida.

Grantors hereby certify that the above described property is not the constitutional homestead as provided by the laws of state of FL., and is not now and never has been contiguous to Grantors homestead

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

ATell  
Witness Signature

Andrea Tell  
Printed Name of First Witness

4113 Arrow Wood Rd Cedar Park TX  
Address of First Witness

[Signature]  
Witness Signature

Keith Walthall  
Printed Name of Second Witness

3220 Amy Donovan Plz. Austin, TX 78758  
Address of Second Witness

Glyn Enterprises LLC a Texas Limited Liability Company

BY: [Signature]  
Luciano Kley Luz  
Authorized Signor

Grantor Address:  
404 Brahman Rd  
Cedar Park, TX 78613

STATE OF TEXAS

COUNTY OF WILLIAMSON

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or      Online Notarization this 7 day of September, 2023 by Luciano Kley Luz, Authorized Signor of Glyn Enterprises LLC a Texas Limited Liability Company.

Personally known       
or Produced Identification X  
Type of Identification Produced TX DL

[Signature]  
Notary Public  
Print Name: Keith Walthall  
My Commission Expires: 1/21/2025

