

Prepared by and return to:  
Cortez Investments Group, Inc.  
412 S Main Street  
Brooksville, FL 34601  
Parcel Identification No. R27 222 19 3585 0000 0240  
CONSIDERATION AMOUNT: \$ 150,000.00

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### Warranty Deed

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

This Indenture made this 3<sup>rd</sup> day of January, 2022 between CORTEZ INVESTMENTS GROUP, INC., a Florida corporation whose post office address is 412 S. Main Street, Brooksville, FL 34601-3340 of the County of Hernando, State of Florida, grantor\*, and CORTEZ INVESTMENTS GROUP, INC., a Florida corporation and Steven Guckian, a single man, as Joint Tenants with Rights of Survivorship whose post office address is 412 S. Main Street, Brooksville, FL 34601-3340 of the County of Hernando, State of Florida, grantee\*,

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 24, SOUTHSIDE ESTATES, according to the Plat thereof, recorded in Plat Book 13, Page 76, of the Public Records of Hernando County, Florida.  
A/K/A 1527 Don Jr Ave, Brooksville, FL 34601-3928

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Tanya Rey  
Witness Name: Tanya Rey

Cortez Investments Group, Inc., a Florida Corporation  
By: JoAnn E. Perry  
JoAnn E. Perry, President

Beth A. Kelly  
Witness Name: Beth A. Kelly

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3<sup>rd</sup> day of January, 2022 by JoAnn E. Perry, President of Cortez Investments Group, Inc. who is  personally known or  has produced a driver's license as identification.

[Notary Seal]

Tanya Rey  
Notary Public State of Florida

Printed Name: Tanya Rey

My Commission Expires: January 4, 2025

