

This Instrument Prepared by, and Return to:  
Eric R. Hoonhout, Esquire  
Hoonhout Law, Chartered  
1219 S. East Ave., Ste. 202  
Sarasota, FL 34239

Purchase Price: \$20,000.00  
Documentary Stamps: \$140.00  
Recording Cost: \$18.50  
Parcel ID Number: R01 221 17 3360 0733 0180 (Hernando County)

### **WARRANTY DEED**

THIS WARRANTY DEED is made and entered into as of the 18<sup>th</sup> day of June 2024, by **MIHAIL COVALSCHI a/k/a MIHAI COVALSCHI and CORNELIA COVALSCHI, husband and wife**, whose post office address is 2345 Sycamore Drive, Snellville, GA 30078 (the "Grantor"), to **ELITE ESTATE PROPERTIES LLC, a Virginia limited liability company**, whose post office address is 11554 Holly Briar Lane, Great Falls, VA, 22066 (the "Grantee").

### **WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Hernando, State of Florida, as more particularly described as follows (the "Property").

***Lot 18, Block 733, ROYAL HIGHLANDS UNIT 8, according to the map or plat thereof, as recorded in Plat Book 13, Page 3 through 31, of the Public Records of Hernando County, Florida.***

To have and to hold, the same in fee simple forever.

SUBJECT TO applicable taxes and assessments for the year 2024 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and any other requirements imposed by governmental authority; and agreements and easements of record.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

*[Signature and Notary Page Follows]*

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

WITNESSES:

[Signature]  
Witness Signature  
Witness Name: Carmen Sproner  
Mailing Address:  
1329 Jonnar Rd, Snellville GA 30078

[Signature]  
**MIHAIL COVALSCHI a/k/a MIHAI COVALSCHI**  
  
Mailing Address:  
2345 Sycamore Drive  
Snellville, GA 30078

[Signature]  
Witness Signature  
Witness Name: Warren Sordth  
Mailing Address: 2485 Heritage Village Snellville Ga 30078

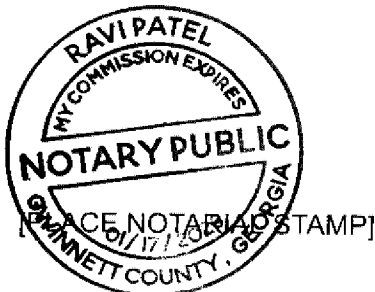
[Signature]  
Witness Signature  
Witness Name: Trairie Bopel  
Mailing Address: 2483 Heritage Village Snellville Ga 30078

[Signature]  
**CORNELIA COVALSCHI**  
  
Mailing Address:  
2345 Sycamore Drive  
Snellville, GA 30078

Witness Signature  
Witness Name: [Signature]  
Mailing Address: 3649 Cecilia Way Snellville 30078

STATE OF GEORGIA  
COUNTY OF Gwinnett

The foregoing instrument was acknowledged before me by means of {Notary choose one}  physical presence or  online notarization, this 17 day of June, 2024 by MIHAIL COVALSCHI a/k/a MIHAI COVALSCHI and CORNELIA COVALSCHI, husband and wife, who are {Notary choose one}  personally known to me or  who have produced Drivers license as identification.



[Signature]  
Signature of Notary Public  
Name of Notary Public: Ravi Patel  
Date of Expiration of Commission: 1-17-2026