

Prepared by and return to:

Megan R. Hamisevicz, Esquire
TRASK DAIGNEAULT, LLP
1001 S. Fort Harrison Avenue, Suite 201
Clearwater, Florida 33756

File Number: 24-RE-2185

WARRANTY DEED

THIS INDENTURE is made on the 11th day of December, 2024, by **QUINTON BAKER**, whose post office address is 7137 Quail Hollow Boulevard, Wesley Chapel, Florida 33544 (hereinafter referred to as "Grantor"), to **MUTUAL FRIEND LLC, a Michigan limited liability company**, whose post office address is c/o ZENBUSINESS INC., 221 West Lake Lansing Road, Suite 200, East Lansing, Michigan 48823 (hereinafter referred to as "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 Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Hernando County, Florida, to wit:

Lot 7, Block 4, RIDGE MANOR ESTATES, UNIT NO. 3, according to the Plat thereof, as recorded in Plat Book 10, Page 94, of the Public Records of Hernando County, Florida.

Parcel Identification No. R24 122 21 0880 0040 0070

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 Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 restrictions, easements and reservations of record and taxes accruing subsequent to December 31, 2024.

Grantor hereby represents and warrants that at the time of this conveyance the property herein conveyed does not constitute the homestead of Grantor under the laws and constitution of the State of Florida, nor is the subject property the homestead of Grantor's spouse, and the subject property is not contiguous to the homestead of Grantor or Grantor's spouse.

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:

Linda Bayne
Witness
Printed Name: Linda Bayne
P.O. Address: 435 S. Ridgewood Ave.
Daytona Beach, FL 32114

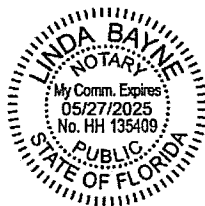

Quinton Baker

Amanda Bayne
Witness
Printed Name: Amanda Bayne
P.O. Address: 435 S. Ridgewood Ave.
Daytona Beach, FL 32114

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of December, 2024 by Quinton Baker who is personally known or has produced a driver's license or _____ as identification.



111 135409
Linda Bayne
Florida Online Notary—Certified FS 117.021

Notary Public
Print Name: Linda Bayne
My Commission Expires: 05/27/2025