

THIS INSTRUMENT PREPARED BY AND RETURN TO:
LISA A. DANIELS
All Performance Title Inc.
10151 CORTEZ BLVD
BROOKSVILLE, FL 34613
Property Appraisers Parcel Identification (Folio) Numbers: R32 323 17 5182 1833 0130
CONSIDERATION \$255,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 30th day of JANUARY, 2025 by LMMJ DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, 4411 BENVIEW AVE, WEEKI WACHEE, FL 34607, herein called the grantor, to IWONA LOHN, A SINGLE WOMAN, and KLAUDIA A. ROSA, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, whose post office address is 5342 LANDOVER BLVD, SPRING HILL, FL 34609, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in HERNANDO County, State of Florida, viz.:

Lot 13, Block 1833, Spring Hill, a Replat of Portions of Spring Hill, Units 18, 19, 20, and a Second Replat of Spring Hill, Units 18 and 19, according to the Plat thereof, recorded in Plat Book 17, Page(s) 29 through 34, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2025 and thereafter.

Being the same property as transferred to the grantors in O.R. Book 4379, Page 1929, of said public records.

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 grantees 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, and hereby 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 December 31, 2024.

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

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness #1 Signature

Lisa A. Daniels

Witness #1 Printed Name

**10151 Cortez Boulevard
Brooksville, FL 34613**

Witness #1 Address

[Handwritten Signature]
**LMMJ DEVELOPMENT LLC
MATTHEW JOHNSON, MANAGER
4411 BENVUE AVE, WEEKI WACHEE, FL 34607**

[Handwritten Signature]

Witness #2 Signature

[Handwritten Name]

Witness #2 Printed Name

**10151 Cortez Boulevard
Brooksville, FL 34613**

Witness # 2 Address

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of January, 2025 by MATTHEW JOHNSON, MANAGER OF LMMJ DEVELOPMENT LLC. Who are/is personally known to me or has produced _____ as identification.

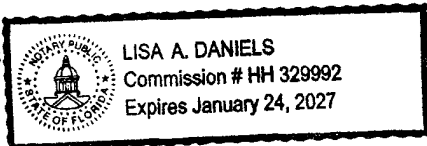
SEAL

[Handwritten Signature]

Notary Signature

Lisa A. Daniels

My Commission Expires



Printed Notary Signature