

Prepared by and return to:

Audra Chandler
Southern Security Title of the Nature Coast, Inc.
1271 Kass Circle
Spring Hill, FL 34606
(352) 688-9771

Actual Consideration paid is \$41,000.00
File No 2025-01-4800

\$18.50
\$287.00
\$305.50

Parcel Identification No: Property 1:
R01 221 17 3340 0274 0140

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WARRANTY DEED

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

This indenture made the 12th day of February, 2025 between
Iron Realm LLC, a Florida Limited Liability Company, whose post office address is
15216 Dyla Way, Brooksville, FL 34604, of the County of Hernando, State of Florida, Grantor, to
Southern Crown Homes, Inc. a Florida Corporation, whose post office address is
11046 Golden Warbler Road, Weeki Wachee, FL 34613, of the County of Hernando, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 14, Block 274, ROYAL HIGHLANDS UNIT 5, according to plat thereof as recorded in Plat Book 12, Page 45 through 59, of the Public Records of Hernando County, Florida, which has been amended by Affidavit recorded in O.R. book 284, Page 506, Public Records of Hernando County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]
Witness Signature

Cheryl Fleckenstein
Print Name

1271 Kass Circle
Witness Address Line 1

Spring Hill, FL 34400
Witness Address Line 2

[Handwritten Signature]
Witness Signature

Audra Waudler
Print Name

1271 Kass Circle
Witness Address Line 1

Spring Hill, FL 34400
Witness Address Line 2

Iron Realm LLC, a Florida Limited Liability Company

By: *[Handwritten Signature]*
Rodolfo Luttich, Manager

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of February, 2025 by Rodolfo Luttich, Manager of Iron Realm LLC, a Florida Limited Liability Company, who is personally known to me or who has produced DRIVERS LICENSE as identification.

[Handwritten Signature]
Signature of Notary Public

Cheryl Fleckenstein
Print, Type Stamp Name of Notary

