

Prepared by and return to:

Victoria Martinez
Level 10 Closings LLC
4950 Southwest 72nd Avenue
Suite 122
Miami, FL 33155

File No 2025-578

Parcel Identification No R32-323-17-5100-0673-0090

[Space Above This Line For Recording Data.]

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

This indenture made the 1st day of April, 2025 between Roberta Ellis, a single woman, whose post office address is 15724 Aviary Court, #103, Brooksville, FL 34604, of the County of Hernando, Florida, Grantor, to Dador Properties LLC, a Nevada Limited Liability Company, whose post office address is 1401 21st Street, Suite R, Sacramento, CA 95811, of the County of Sacramento, California, 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 9, Block 673, SPRING HILL UNIT 10, a subdivision according to the plat thereof recorded in Plat Book 8, Pages 54 through 66, inclusive, of the Public Records of Hernando County, Florida.

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

Subject to taxes for 2025 and subsequent years, 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 has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]

WITNESS
PRINT NAME: Eric Danielson

[Handwritten Signature]
WITNESS
PRINT NAME: Mistie Rivera

[Handwritten Signature]

Roberta Ellis
1524 Avian Ct Apt 103
Brooksville FL 34604
WITNESS 1 ADDRESS

524 Quibble Ct
Wesley Chapel, FL 33594
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 26 day of March, 2025, by Roberta Ellis, () who is personally known to me or (X) who has/have produced Drivers License as identification.

[Handwritten Signature]

Signature of Notary Public
Mistie Rivera
Print, Type Stamp Name of Notary

