

Prepared by and return to:

Eric J. Torres
Americas Title Corporation
5509 Grand Boulevard
Suite 103
New Port Richey, FL 34652
(888) 392-9624
File No 24-25-2103

Parcel Identification No R32-323-17-5210-1449-0070

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WARRANTY DEED

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

This indenture made the 16th day of April, 2025 between JW Enterprises of Florida LLC, a Limited Liability Company, whose post office address is 365 5th Avenue South, Suite 201, Naples, FL 34102, of the County of Collier, State of Florida, Grantor, to Luis Reyes Martin, a single person, whose post office address is 6220 North Cameron Avenue Tampa, FL 33614, of the County of Hillsborough, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TWO HUNDRED NINETY-EIGHT THOUSAND FIVE HUNDRED DOLLARS (U.S. \$298,500.00) 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 7, BLOCK 1449, SPRING HILL UNIT 21, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 81 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 365 5th Avenue South, Suite 201, Naples, FL 34102.

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

Signed, sealed and delivered in our presence:

JW Enterprises of Florida LLC, a Limited Liability Company

WITNESS
PRINT NAME: Eric J. Torres

By: [Signature]
William J. Phillips Manager

WITNESS
PRINT NAME: Nydia Semanick

18825 Flovaltin Drive
Spring Hill, FL 34610
WITNESS 1 ADDRESS

7540 Birdwood CT
New Port Richey, FL 34653
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of April, 2025, by William J. Phillips of JW Enterprises of Florida LLC, a Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced _____ as identification.

[Signature]
Signature of Notary Public

Eric J. Torres
Print, Type/Stamp Name of Notary

