

Prepared By & Return To:  
Lisa Luckerman of  
Attorney's Title & Trust Services, LLC  
P.O. Box 1265  
Old Town, Fl. 32680  
Tax ID #R29 221 19 3600 0017 0010  
File #20233859

## WARRANTY DEED

Made this 1st day of September, 2023 by Solid Ground Sales, LLC, a Delaware Limited Liability Company, whose mailing address is 1767 Lakewood Ranch Blvd. Suite 242, Bradenton, Florida 34211, hereinafter called the grantor to Securevest Properties, LLC, a Florida Limited Liability Company, whose mailing address is 12607 N. 51<sup>st</sup> Street, Temple Terrace, Fl. 33617, hereinafter called the grantee,

(Whenever used herein the term "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 corporation)

WITNESSETH: that the grantor, for and in consideration of the sum of Ninety Thousand Dollars and 00/100 (\$90,000.00) 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 situated in Hernando County, Florida, viz:

See attached for legal

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 grantee 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; that the 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 taxes accruing subsequent to 2022.

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Subject to covenants, easements, restrictions and ordinances of record.

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

Grantor: Solid Ground Sales, LLC, a Delaware  
Limited Liability Company

By: John M. Tiffin, Managing Member

Signed, Sealed and Delivered in Our Presence:

[Signature]  
Witness #1 Signature

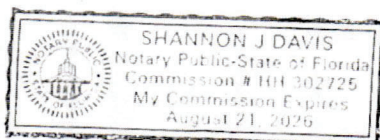
Shannon J. Davis  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Brian Woodard  
Witness #2 Printed Name

State of Florida  
County of Manatee

The foregoing instrument was acknowledged before me by means of  
☒ Physical Presence or ☐ Online notarization on this 20<sup>th</sup> day of  
August, 2023 by John M. Tiffin, Managing Member of Solid  
Ground Sales, LLC, who has/have produced  
FLDL as identification.



[Signature]

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