

After Recording Return To:
Divvy Title Agency, LLC
400 Industry Drive, Suite 210
Pittsburgh, PA 15275

Prepared By:
David J. Tipton
Attorney at Law (Florida Bar # 439088)
Blecker Brodey & Andrews
9247 N. Meridian Street, Suite 101
Indianapolis, IN 46260

Order Number:
FL-1000162-D

WARRANTY DEED

THIS WARRANTY DEED is made as of the 31st day of August, 20 22,
between **THERESA A. MAGNIFICO**, a single woman, whose mailing address is 1245 Bolander
Avenue, Spring Hill, FL 34609, (the "Grantor"), and **LARKIN STREET HOMES, LLC**, a Delaware
Limited Liability Company, whose mailing address is 300 Montgomery Street #350, San Francisco, CA
94104 (the "Grantee").

WITNESSETH:

The Grantor, for and in consideration of Two Hundred Forty-Six Thousand and 00/100 Dollars
(\$246,000.00) and other valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, hereby grants, sells, bargains and conveys to the Grantee, the following described land,
situate, lying and being in Hernando County, Florida, to-wit:

LOT 13, BLOCK 1599, SPRING HILL UNIT 23, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 10, PAGE 44, OF THE PUBLIC RECORDS OF HERNANDO COUNTY,
FLORIDA.

Parcel ID: R32-323-17-5230-1599-0130.

Commonly known as 5004 Deltona Boulevard, Spring Hill, FL 34606.

BEING that same property conveyed by General Warranty Deed from CARMEN SUAREZ-MUNERA,
INDIVIDUALLY AND AS TRUSTEE OF THE CARMEN SUAREZ-MUNERA TRUST
AGREEMENT DATED DECEMBER 4, 2008 to THERESA A. MAGNIFICO, a single woman, dated
May 10, 2021, and recorded May 11, 2021, in Hernando County Records as Instrument 2021034452.



PCLFL-1000162-RBDWAR01010102

Grantor does hereby fully warrant the title to said land, subject to restrictions, reservations and easements of record, zoning, applicable governmental regulations and taxes for the current year.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, Grantor has hereunto set his/her hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

Witness 1
Print Name: Amanda Magnifico

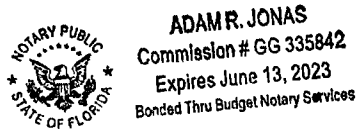
Theresa A. Magnifico
THERESA A. MAGNIFICO, a single woman,
Grantor
1245 Bolander Avenue, Spring Hill, FL 34609
Address

Witness 2
Print Name: Adam R Jonas

STATE OF FLORIDA)
) SS
COUNTY OF BERNARD)

The foregoing instrument was acknowledged before me by means of L physical presence or _____ online notarization, this 31st day of August, 2022, by THERESA A. MAGNIFICO, a single woman.

Adam R Jonas
Signature of Notary Public - State of FLORIDA
Adam R Jonas
Printed, Typed or Stamp Commissioned Name of Notary Public



Personally known: _____ OR Produced Identification: L
Type of Identification Produced: Drivers License



PCLFL-1000162-RBDWAR01010202