

Return to:  
North American Title Company  
2951 Landover Blvd.  
Spring Hill, FL 34608

This Instrument Prepared  
under the supervision of:

Mark J. Loterstein, Esq.  
North American Title Company  
2951 Landover Blvd.  
Spring Hill, FL 34608

Property Appraisers Parcel Identification (Folio) No.:  
R13 223 16 2390 1300 0010

Our File No.: 11618-19-06161 *NAT*

### WARRANTY DEED

This Warranty Deed made this 16th day of August, 2019 by ROI Land Company, LLC, a Florida limited liability company, whose mailing address is 92 SW 3rd St. Suite #1608, Miami, FL 33130, hereinafter called the grantor(s), to John Dolci, a married man, whose post office address is 9335 Sunshine Blvd, New Port Richey, FL 34654, hereinafter called the grantee:

(Wherever used herein the terms "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 corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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 situate in Hernando County, State of Florida, viz:

Lots 1, 2, and 3, Block 130, HERNANDO BEACH UNIT NO. 14, as per plat thereof as recorded in Plat Book 11, Page 60, Public Records of Hernando County, Florida, less the North 50 feet of the East 50 feet of Lot 1.

Said property is not the homestead of the Grantor under the laws and constitution of the state of Florida in that neither the Grantor nor any member of their family reside thereon.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

Signed, sealed and delivered in the presence of:

[Signature]  
First Witness Signature

LAURA VARGAS  
Printed Signature

[Signature]  
Second Witness Signature

Genesis Acosta  
Printed Signature

ROI Land Company, LLC

BY: [Signature]  
Anthony Feoli, Manager

State of Florida

County of MIAMI-DADE

The foregoing instrument was acknowledged before me this 13 day of August 2019  
by Anthony Feoli, the Manager of ROI Land Company, LLC, a Florida limited liability company, on behalf  
of the Limited Liability Company, who has produced \_\_\_\_\_ as Identification or is personally known  
to me to be the persons therein.

[Signature]  
Notary Public, State of Florida

My commission expires  
Seal



Laura Vargas  
Commission # FF937305  
Expires: November 18, 2019  
Bonded thru Aaron Notary