

Prepared by and Return To:  
Lisa Hensley  
Southeast Title, a division of LandCaster Title Group,  
LLC  
2190 Mariner Blvd  
Spring Hill, FL 34609

Order No.: SE8324-00474

APN/Parcel ID(s): R01-221-17-3360-0739-0020  
R01-221 17 3360 0739 0030

~~WARRANTY DEED~~

~~THIS WARRANTY DEED, dated July 17, 2024, by Albert Pinciro, a single man, hereinafter called the grantor, to Gordon Eugene McMann, a married man, whose post office address is 12243 Redrose Ave., Weeki Wachee, FL 34614, hereinafter called the grantee.~~ \* Gordon Eugene McMann, a married man

(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, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Hernando, State of Florida, to wit:

Parcel 1:

~~Lot 2, Block 739, Royal Highlands, Unit No. 8, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 3 through 31, inclusive, of the Public Records of Hernando County, Florida.~~

and

Parcel 2:

~~Lot 3, Block 739, Royal Highlands, Unit No. 8, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 3 through 31, inclusive, of the Public Records of Hernando County, Florida.~~

~~Subject to easements, restrictions, reservations and limitations of record, if any.~~

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge, has never been improved with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

This deed is being re-recorded to correct the spelling of the Grantee's name. Doc stamps previously paid under OR Book 4450 Page 411.

**WARRANTY DEED**

(continued)

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 December 31, 2023.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

*[Signature]*  
Witness Signature  
Yaritza Roldan  
Print Name

*[Signature]*  
Albert Pineiro  
Address: 612 SE 12th Ter.  
Homestead, FL 33033

Address: 708 SE 14 Ave  
Homestead, FL 33033

*[Signature]*  
Witness Signature  
Victoria Romeu  
Print Name

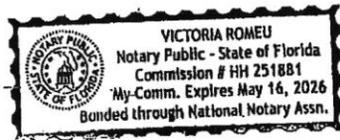
Address: 4128 NE 9th Street  
Homestead, FL 33033

State of Florida

County of Miami Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16 day of July, 2024, by Albert Pineiro, a single man, to me known to be the person(s) described in or who has/have produced Florida Driver License as identification.

[Notary Seal]



*[Signature]*  
Name: Victoria Romeu  
Commission: May 16, 2026

**WARRANTY DEED**  
(continued)

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Address: 708 SE 14 Ave  
Homestead, FL 33033

*[Signature]*  
-Witness Signature  
Victoria Romeu  
Print Name

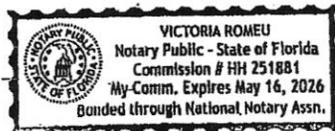
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