

Prepared by and Return to:
Capital Title Solutions
10710 State Road 54, Suite C101
Trinity, FL 34655

File Number: **25-542**

\$180,000.00

Prepared as a mere necessity incident to honor a title insurance commitment and to issue a title policy.

Space Above This Line is For Recording Data _____

GENERAL WARRANTY DEED

MADE THIS October 30, 2025, by **Junior L. Maddox, an Unmarried Man**, whose mailing address is **2412 Tangerine Hill Court Lutz, Florida 33549**, hereinafter collectively referred to as Grantor, hereby conveys and warrants to **HD Asset Holdings LLC, a Florida Limited Liability Company**, whose address is **22405 Rodeo Drive Brooksville, Florida 34602** hereinafter collectively referred to as 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 corporations)

WITNESSETH, that the grantor, for and in consideration of the sum of **One Hundred Eighty Thousand dollars & no cents (\$180,000.00)** 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 situate in the County of Hernando, State of Florida, viz:

The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 22 South, Range 20 East, Excepting 15 feet off the Eastern boundary for roadway, Hernando County, Florida.

Parcel ID Number: **R35 422 20 0000 0190 0000**

More commonly known as: **Cart Path, Brooksville, Florida 34602**

The property described above is not the homestead property of the grantors herein.

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 December 31, 2024.

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

Signed, sealed and delivered in our presence:

James Ivers
Witness Signature
James Ivers

Junior L. Maddox
Junior L. Maddox

Print Witness Name:
10710 State Road 54, Ste C101
Trinity, FL 34655
Printed Witness Address:

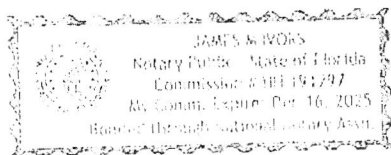
Cathy Dow
Witness Signature
CATHY Dow

Print Witness Name:
10710 State Road 54 Ste C101
Trinity, FL 34655
Print Witness Address:

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of October, 2025, by **Junior L. Maddox, an Unmarried Man.**

[SEAL]
Online Notary



James M Ivers
Signature of Notary Public

Personally Known OR
Produced Identification

Type of Identification Produced

driver's license