

TITLEOPS AI PREPARED DOCUMENT

Deed Preparation

Florida Warranty Deed prepared from customer-approved transaction data and verified source documents.

PREPARATION INFORMATION

TitleOps Order: TOA-2026-000125	Client File: DPR-2026-008	Requested By: Morgan Reed
Date Ordered: Jul 30, 2026, 9:31:02 PM EDT	Date Completed: Jul 30, 2026, 9:31:14 PM EDT	AI Processing Time: 12 seconds
Document: Florida Warranty Deed	County/State: Hillsborough County, Florida	Pages Prepared: 2
Subject Property: 912 Harbor Crest Lane, Tampa, Florida 33602		

APPROVED SOURCE INFORMATION

Field	Approved source information	Source
Grantor	Harbor Ridge Holdings, LLC, a Florida limited liability company, by Martin Cole, its Manager 400 Bayshore Plaza, Suite 900, Tampa, Florida 33606	Vesting deed; entity authorization
Grantee	Elena Marquez and David Marquez, wife and husband, as tenants by the entirety 912 Harbor Crest Lane, Tampa, Florida 33602	Approved vesting instruction
Consideration	\$815,000.00 cash consideration; no assumed mortgage	Final settlement instruction
Legal description	Lot 24, HARBOR CREST, according to the plat thereof recorded in Plat Book 118, Page 42, Public Records of Hillsborough County, Florida.	Approved title evidence
Parcel ID	192837-0000	Property appraiser / title file
Prepared by	Morgan Reed, Suncoast Title Services, 250 Franklin Street, Suite 1200, Tampa, Florida 33602	Customer company profile
Return to	Suncoast Title Services, Attn: Morgan Reed, 250 Franklin Street, Suite 1200, Tampa, Florida 33602 Client File DPR-2026-008	Recording instruction
Documentary stamps	\$5,705.00 calculated at \$0.70 per \$100 or fraction thereof on \$815,000.00	Customer-approved consideration

FLORIDA VALIDATION COMPLETED

Status	Florida deed-preparation validation	Basis
CONFIRMED	Two subscribing witness signature blocks are included for the grantor.	Fla. Stat. §689.01
CONFIRMED	Printed names and post-office addresses are provided for grantor, grantees, preparer, and witnesses.	Fla. Stat. §695.26
CONFIRMED	A 3-inch by 3-inch clerk recording space is reserved on the deed's first page.	Fla. Stat. §695.26
CONFIRMED	The parcel identification number and complete legal description are separately stated.	Fla. Stat. §§689.02, 695.26
CONFIRMED	Representative-capacity acknowledgment includes physical-presence / online-notarization and identification selections.	Fla. Stat. §§117.05, 695.25
CONFIRMED	Documentary stamp tax is calculated for a non-Miami-Dade Florida county.	Fla. Stat. §201.02; Florida DOR

Ready for professional verification. All source fields required for this sample are confirmed. The prepared deed begins on the following page. No signature, witness, notarial, or recording information has been fabricated.

Prepared by and return recorded instrument to:

Morgan Reed
Suncoast Title Services
250 Franklin Street, Suite 1200
Tampa, Florida 33602

After recording return to:

Suncoast Title Services
Attn: Morgan Reed
250 Franklin Street, Suite 1200
Tampa, Florida 33602
Case File No.: 2026-008
Parcel Identification No.: 192837-0000



WARRANTY DEED

THIS WARRANTY DEED, made this ____ day of _____, 2026, by **HARBOR RIDGE HOLDINGS, LLC, a Florida limited liability company**, whose post-office address is 400 Bayshore Plaza, Suite 900, Tampa, Florida 33606 (the "Grantor"), to **ELENA MARQUEZ and DAVID MARQUEZ, wife and husband, as tenants by the entirety**, whose post-office address is 912 Harbor Crest Lane, Tampa, Florida 33602 (the "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, conveyed, and confirmed, and by these presents does grant, bargain, sell, convey, and confirm unto the Grantee, and the Grantee's heirs and assigns forever, the following described real property situated in Hillsborough County, Florida:

Lot 24, HARBOR CREST, according to the plat thereof recorded in Plat Book 118, Page 42, of the Public Records of Hillsborough County, Florida.

TOGETHER WITH all the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the property. TO HAVE AND TO HOLD the same in fee simple forever.

The Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the property in fee simple; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor fully warrants title to the property and will defend the same against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except taxes accruing subsequent to December 31, 2025, and easements, restrictions, reservations, and limitations of record, if any, without reimposing the same.

Documentary Stamp Tax: \$5,705.00 **Consideration:** \$815,000.00

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative on the date first written above.

WITNESSES:

First witness signature

Printed name

Post-office address

HARBOR RIDGE HOLDINGS, LLC

a Florida limited liability company

By: _____

Martin Cole, Manager

Post-office address:

400 Bayshore Plaza, Suite 900

Tampa, Florida 33606

Second witness signature

Printed name

Post-office address

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of (check one) ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by **Martin Cole**, as **Manager** of **Harbor Ridge Holdings, LLC**, a Florida limited liability company, on behalf of the company, who is ☐ personally known to me or who has produced _____ as identification.

[NOTARY SEAL]

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name

Commission No.: _____

My Commission Expires: _____