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MIAMI, FL 33176

Prepared by:  
Eduardo E. Dieppa III, Esq.  
Dieppa Law Firm, P.A.  
2097 West 76<sup>th</sup> Street  
Hialeah FL 33106

Tax / Parcel Identification Number: 0951800900

### WARRANTY DEED

**THIS WARRANTY DEED**, executed this 18 day of May, 2018, by ANTONIO BANAAG and GENEVA MACASARTE-BANAAG, HUSBAND AND WIFE, GRANTORS with address 137 KAPOK CRESCENT ROYAL PALM BEACH FL 33411-4746, to GENEVA MACASARTE-BANAAG and ANTONIO BANAAG as Co-Trustees for the BANAAG FAMILY TRUST AGREEMENT dated May 9, 2018, Grantee, with address 137 KAPOK CRESCENT ROYAL PALM BEACH FL 33411-4746.

The designation GRANTORS and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH**, That the GRANTORS, for good and valuable consideration, by Grantee, the receipt of which is hereby acknowledged, have hereby granted, bargained and sold, with warranty covenants, unto the Grantee all the right, title interest, lien equity and claim, either in law or in equity, which the GRANTORS has in and to the following described lot or parcel of land, situated in LEVY County, State of Florida, together with all improvements located thereon, subject to all easements, rights-of-way, mineral reservations of record and protective covenants, if any, to wit:

Previously referenced by deed dated \_\_\_\_\_ and filed Book \_\_\_\_\_, Page \_\_\_\_\_ of the Recorder of LEVY County.

Described as:

LOT 10, BLOCK 37, THE REPLAT OF WILLISTON HIGHLANDS UNIT 5 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 944, PAGE 871, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS, for GRANTORS' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that GRANTORS are lawfully seized in fee simple of said premises; that GRANTORS have the lawful right to sell and convey the said premises; that the premises are free from all encumbrances, unless otherwise noted herein; that GRANTORS forever warrant the title to said premises and will defend the title against all claims whatsoever.

IN WITNESS WHEREOF, The said GRANTORS have signed and sealed these presents the day and year first above written.

Geneva Macasarte-Banaag  
Signature of GRANTORS, GENEVA MACASARTE-BANAAG

Antonio Banaag  
Signature of GRANTORS, ANTONIO BANAAG

Nicolas Delgado  
Signature of Witness  
Nicolas Delgado  
Print Name of Witness

Rosa De La Torre  
Signature of Witness  
ROSA DE LA TORRE  
Print Name of Witness

Mail after recording to:  Preparer  Grantee  Send Tax Statements to: Grantee

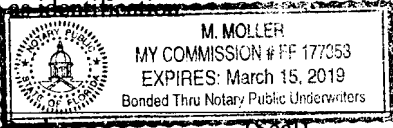
Preparer: This document, including legal description, prepared/drafted:  
 under the supervision of the following Florida attorney. OR  
 by a party to this instrument whose name and address appear below.

Signature: Eduardo E. Dieppa III  
Name: Eduardo E. Dieppa III, Esq. Company/Firm: Dieppa Law Firm, P.A.  
Address: 2097 West 76<sup>th</sup> Street  
City: Hialeah State: Florida Zip: 33016

State of Florida  
County of Dade

The foregoing instrument was acknowledged before me this 18 day of May, 2018, by GENEVA MACASARTE-BANAAG, who is personally known to me or who has produced FDL (type of identification) as identification.

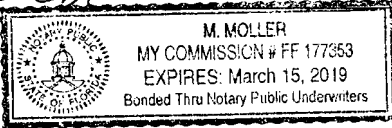
M Moller  
Notary Public (Signature)  
M Moller  
Printed Name of Notary

  
Title and Rank (Seal)  
My Commission Expires on March 15, 2019

State of Florida  
County of Dade

The foregoing instrument was acknowledged before me this 18 day of May, 2018, by ANTONIO BANAAG, who is personally known to me or who has produced FDL (type of identification) as identification.

M Moller  
Notary Public (Signature)  
M Moller  
Printed Name of Notary

  
Title and Rank (Seal)  
My Commission Expires on March 15, 2019

Unofficial Copy