

Prepared By and Return To:
Kirk Grantham, Esquire
THE GRANTHAM LAW FIRM
✓ R 1860 Forest Hill Blvd., #105
West Palm Beach, FL 33406
/dw #8736.01

NO TITLE EXAMINATION

*** There is no consideration for this deed which is being given to wind up the affairs of the grantor corporation which is being dissolved.

PC # 2170700000

**WARRANTY DEED
(STATUTORY FORM-SECTION 689.03 F.S.)**

THIS INDENTURE, made this 10th day of December, 2019, between

G & RM, Inc., a Florida corporation

Grantor*, whose post office address is 2640 Gately Drive West, #1301, West Palm Beach, Florida 33415, and

REINALDO JORGE MOLARES, TRUSTEE OF THE DECLARATION OF TRUST OF GLORIA MOLARES DATED SEPTEMBER 11, 2014, with full power and authority pursuant to Section 689.073 of the Florida Statutes to deal in and with said property and with the power and authority to protect, conserve, and to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described herein,

Grantee*, whose post office address is 2640 Gately Drive West, #1301, West Palm Beach, Florida 33415.

WITNESSETH: That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee; the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

Lot 1, HOMESTEAD RANCHES, according to the plat thereof recorded in Plat Book 10, Page 16, Public Records of Levy County, Florida.

This deed was prepared, at the Grantor's request, without the benefit of a title search of the subject property and the preparer of this conveyance does not guarantee merchantability or marketability of title.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging in or anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Said Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that said Grantor has good right and lawful authority to sell and convey said land and does hereby fully warrant the title to said land and will defend that same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

G & RM, Inc., a Florida corporation

Dana Whitney

By: Reinaldo Jorge Molares
President

Print Name: Dana Whitney

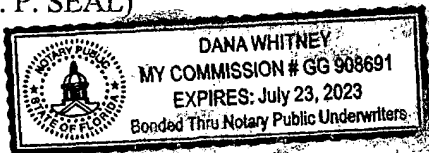
Hedder Howard

Print Name: Hedder Howard

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10th day of December, 2019 by **Reinaldo Jorge Molares, President of G & RM, Inc., a Florida corporation**, who is personally known to me or produced FLDL as identification.

(N. P. SEAL)



Dana Whitney
Notary Public, State of Florida