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PREPARED BY/RECORDED & RETURN TO:

Aaron Visocnik
AGT PROPERTIES LLC
5804 Boyette Rd #7794
Wesley Chapel, FL 33545

WARRANTY DEED

This warranty deed dated October 13, 2020, by Dolores B. Leete, with a mailing address of 1801 E. Collins #40, Orange, CA 92867 (the Grantor) to AGT Properties LLC, a Florida Limited Liability Company having a mailing address of 5804 Boyette Rd #7794 Wesley Chapel, FL 33545 (the Grantee).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released. Conveyed, and confirmed unto the Grantee, the following described land situated in the county of LEVY, State of FLORIDA, to-wit:

LOT NO. 17, in BLOCK NO. 4 SEC. N as shown on map, entitled RAINBOW LAKES ESTATES, according to the plat thereof as filed in Plat Book 3, Page 27, of the Public Records of Levy County with the Clerk of the Circuit Court thereof.

The property is not the homestead of the grantor, the grantors spouse or minor children. Nor is the property contiguous to their homestead. Property Appraiser's Parcel ID Number 06824-005-00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, TO HAVE AND TO HOLD grantor's interest in the aforementioned premises unto the grantee, his heirs and assigns forever. And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said in fee simple; that the grantor has good right and lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents that date and year above written.

Signed, sealed and delivered in our presence:

Grantor Signature:

Dolores B. Leete
DOLORES B. LEETE
1801 E. Collins #40, Orange, CA 92867

Witnesses 1 Signature:

E. R. Masten
Printed Name:
E. R. Masten

Witnesses 2 Signature:

Jose Alva
Printed Name:
Jose Alva

Acknowledgment of Individual

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date), by, DOLORES B. LEETE, who is personally known to me () or produced a _____ (type of identification) as identification.

Notary Public Printed Name: _____

My Commission Expires: _____ Commission # _____

Please See Attachment

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On October 20, 2020 before me, Johanna Sanchez Notary Public
(Here insert name and title of the officer)

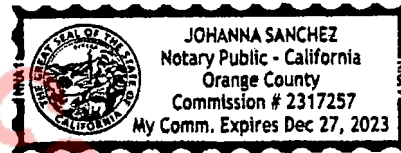
personally appeared Dolores B. Leete,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Johanna Sanchez
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 10/20/2020

CAPACITY CLAIMED BY THE SIGNER

- Individual (s) 1
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.