

Prepared by and return to:

Crystal Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 20-615

Parcel Identification No 03278-110-00

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **6th day of November, 2020** between **Southern Forest Grove, LLC, a Florida Limited Liability Company**, whose post office address is **20638 Northwest 78th Avenue, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantor, to **Miriam Luz Rincon**, whose post office address is **8091 Northeast 111th Street, Bronson, FL 32621**, of the County of Levy, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

TRACT NO. 392, UNIVERSITY ESTATES, AN UNRECORDED SUBDIVISION IN SECTION 3, TOWNSHIP 12 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

✓
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ALACHUA TITLE SERVICES LLC
P.O. BOX 2048
ALACHUA, FL 32616

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Crystal L. Curran

Southern Forest Grove, LLC, a Florida Limited Liability Company

By: [Signature]
Mark P. Sullivan, MGRM

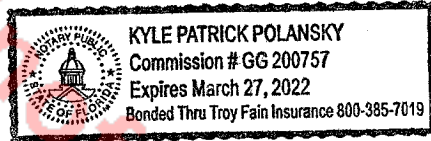
[Signature]
WITNESS
PRINT NAME: KYLE POLANSKY

By: [Signature]
Nancy J. Sullivan, MGRM

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of November 2020 by Mark P. Sullivan MGRM and Nancy J. Sullivan MGRM of Southern Forest Grove, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification: X

Type of Identification Produced: Driver's License

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