

Recording	\$ <u>54.50</u>
Doc Stamps	\$ <u>1,505.00</u>
Intangible Tax	\$ _____
Total	\$ <u>1,549.50</u>

Consideration: \$215,000.00

Prepared by and return to:

David E. Menet, Esq.

Attorney at Law

Salter Feiber, P.A.

3940 N.W. 16th Boulevard, Bldg B.

Gainesville, FL 32605

352-376-8201

File Number: 21-0310.7 KGq

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Warranty Deed

This Warranty Deed made on **31st day of August, 2021** between **Faro Vitale, an unmarried man, Brian Block, Bruce Block, Terry Block, and Nicole Adams**, whose post office address is **240 S. Dark Hollow Road, Andersonville, TN 37705**, grantor, and **Myriam L. Jiminez, an unmarried woman** whose post office address is **5351 SE County Road 337, Morriston, FL 32668**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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 Three (3), Block A of MORGAN FARMS A SUBDIVISION, according to the Plat thereof as recorded in Plat Book 8, Page(s) 58, of the Public Records of Levy County, Florida.

Together with that certain mobile home situated thereon: 1998 REGE double wide, VIN N17408A and N17408B as part of the real property.

Parcel Identification Number: 20438-000-00

Grantors, Brian Block, Bruce Block, Terry Block and Nicole Adams, warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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:

Kathy M. Gowan
Witness Name: Kathy M. Gowan

Faro Vitale
Faro Vitale

David E. Menet
Witness Name: David E. Menet

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 25 day of August, 2021, by Faro Vitale.

David E. Menet
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: FL NL

(Notary Seal)



DAVID E. MENET
Commission # GG 169830
Expires January 20, 2022
Bonded Thru Budget Notary Services

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:

Cheryl A. Masi
Witness Name: CHERYL A. MASI

Brian Block
Brian Block

Sandra L. Hill
Witness Name: Sandra L. Hill

STATE OF NH
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 5 day of August, 2021, by Brian Block.

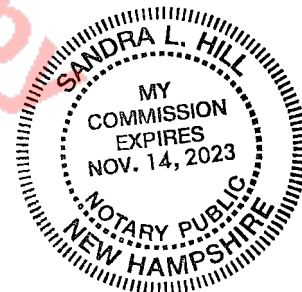
Sandra L. Hill
Signature of Notary Public
Print, Type/Stamp Name of Notary
Sandra L. Hill

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Driver's License NH [REDACTED]

(Notary Seal)



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:

Sallie Walker
 Witness Name: SALLIE WALKER

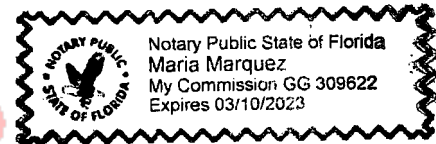
Bruce Block
 Bruce Block

Brendan Likely
 Witness Name: Brendan Likely

STATE OF Florida
 COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 5th day of August, 2021, by Bruce Block.

Maria Marquez
 Signature of Notary Public
 Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FL- DRIVERS License

(Notary Seal)

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:

Witness Name: James W Ryan

Terry Block
Terry Block

Witness Name: Sheila L Speckin

STATE OF ME
COUNTY OF York

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 4 day of August, 2021, by ~~Faro Vitale, Brian Block, Bruce Block, Terry Block and Nicole Adams.~~

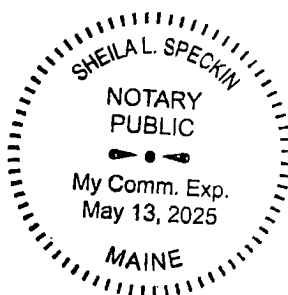
Sheila L Speckin
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

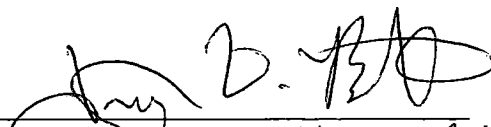
Produced: License - ME

(Notary Seal)

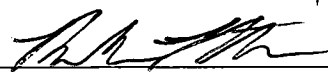


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: Timothy W. Britt

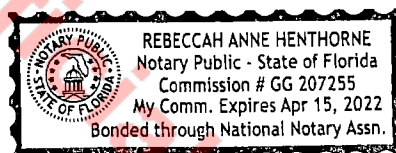

Nicole Adams


Witness Name: Rebecca Anne Henthorne

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 4 day of August, 2021, by ~~Faro Vitale, Brian Block, Bruce Block, Terry Block~~ and Nicole Adams.


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



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FLORIDA DRIVER LICENSE

(Notary Seal)

A 