



Prepared by
Susan Graj, an employee of
First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787
Return to: Grantee
File No.: 14203-2727032

FIRST AMERICAN TITLE CO
601 N MAGNOLIA AVE STE 300
ORLANDO, FL 32801

WARRANTY DEED

THIS INDENTURE, executed on **December 13, 2021**, between

Jose Antonio Tio, Sr. and Celinda Francisca Garcia De Tio

whose mailing address is: Condominio los olmos 36 calle Nevarez, Apt 10-A, San Juan , PR 00927,
hereinafter called the "grantor", and

Randall Keith Phillips

whose mailing address is: 6261 Penna st, Spring Hill , FL 34609,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Levy** County, **FL**, to-wit:

Tract 330, being more particularly described as being the South 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of the SW 1/4 of Section 9, Township 12 South, Range 17 East, **Levy** County, Florida.

Parcel Identification Number: **03381-193-00**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.

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

[Signature]
Jose Antonio Tio Sr.

[Signature]
Celinda Francisca Garcia De Tio

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Valerie De Leon
Print Name

[Signature]
Witness Signature
Lydia Deirika
Print Name

State of Puerto Rico

County of San Juan *Act # 6,205*

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on Dec. 13, 2021, by Jose Antonio Tio, Sr. and Celinda Francisca Garcia De Tio.

[Signature]
Notary Public
Rina Cofino-Hernandez
(Printed Name)

My Commission expires: does not expire.

Personally Known OR Produced Identification (USAPassport)
Type of Identification Produced a valid driver's license

