

PREPARED BY:
RONALD W. STEVENS, P.A.
P.O. BOX 1444
BRONSON, FLORIDA 32621
RETURNED TO:
Jacqueline M. Perez

WARRANTY DEED

This Warranty Deed, Executed the 11th day of March, 2022, by RUBEN A. PEREZ FRIAS, who does not hold these lands as homestead property, hereinafter called GRANTOR to JACQUELINE M. PEREZ, whose mailing address is: 15751 NE 46th Street, Williston, Florida 32696, hereinafter called GRANTEE. PM

(Wherever used herein the terms "grantor(s)" and "grantee(s)" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate and being in LEVY County, **FLORIDA**, viz:

Lot 6, Block 4, Hillcrest Heights, according to the plat thereof recorded in Plat Book 4, Page 58, public records of Levy County, Florida.
Tax Parcel #1341500000

TITLE TO THE HEREINABOVE DESCRIBED LANDS HAS BEEN NEITHER EXAMINED NOR APPROVED BY PREPARING ATTORNEY. LEGAL DESCRIPTION AND DOCUMENTATION FURNISHED BY GRANTEE.

SUBJECT TO all easements, restrictions, reservations, ordinances, covenants, conditions, limitations of record, if any, and all other such zoning and governmental regulations.

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 Grantees that they are lawfully seized of said land in fee simple; that they have good title and lawful authority to sell and convey said land; that they 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 subsequent to December 31, 2021.

IN WITNESS WHEREOF, the Grantor has caused the presents to be signed and sealed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Melissa Allen

Signature of 1st Witness

Melissa Allen

Printed Name of 1st Witness

Ursula Williams

Signature of 2nd Witness

Ursula Williams

Printed Name of 2nd Witness

Ruben A. Perez Frias

Signature of Notary

15751 NE 46TH STREET
WILMINGTON, FL 32696

Address

STATE OF FLORIDA
COUNTY OF Levy

This foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 11 day of March, 2022, by Ruben A. Perez Frias who are personally known to me OR has provided the following type of identification: FL DL.

Ursula Williams

Notary Signature

Printed Name: Ursula Williams

My Commission Expires:

(Notary Stamp/Seal)



DEPUTY CLERK, per F.S. 695.03(1)
Danny J. Shipp, Clerk of Court
Levy County, Florida