

Prepared by:

Aaron Beauclair

PO Box 80412

Lincoln, NE 68501

Return to:

Anna Martinez

~~517 W Thompson St~~

~~Hebbronville, TX 78361~~

7670 NE 132nd Ter

Bronson FL 32621

Special Warranty Deed

This indenture, made this 3rd day of Feb A.D. 2022, between the grantor,

Aaron Beauclair and Veronica Beauclair as joint tenants with survivorship

PO Box 80412

Lincoln, NE 68501

and the grantee,

Anna Lisa Martinez and Alexis Martinez Pupo as joint tenants with survivorship

517 W Thompson St

Hebbronville, TX 78361

(Wherever used herein, the terms "Grantor" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the said grantor, for and in consideration of the sum of \$7,211

Seven Thousand Two Hundred Eleven Dollars and Zero Cents

to her or him in hand paid by the said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, her or his heirs and assigns forever, the following described land situate in Levy County, Florida, to wit:

The East One-Half of the Northwest One-Quarter of the Northwest One-Quarter of the Southeast One-Quarter of the Southeast One-Quarter of Section 19, Township 11 South, Range 17 East, Levy County, Florida.

Property Appraiser's Parcel Identification No.: 0316109300

Source of title: Instrument # 664032 or Book 1526 and Page 694, Recorded 03/02/2020 in the official records of Levy County, Florida.

The lands being conveyed are subject to: all reservations, easements, restrictions, exceptions, covenants, and conditions on record where applicable.

Grantor warrants that at the time of this conveyance, the subject property ☐ is ☒ is not the grantor's homestead property within the meaning set forth in the Constitution of the State of Florida.

In witness whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

[Signature]
Witness 1 signature as to grantor
Miguel Garcia

Printed name
MARISSA Gavette

Witness 2 signature as to grantor
Marietta

Printed name

[Signature]
Signature of grantor
Ann Beauclair

Printed name
PO Box 80412

Street address
LMaln NE 68501

City, State, ZIP

[Signature]
Witness 1 signature as to co-grantor (if any)
Miguel Garcia

Printed name
MARISSA Gavette

Witness 2 signature as to co-grantor (if any)
Marietta

Printed name

[Signature]
Signature of co-grantor (if any)
Veronica Beauclair

Printed name
PO Box 80412

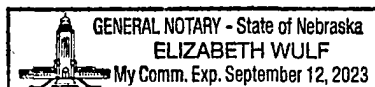
Street address
Lincoln NE 68501

City, State, ZIP

Certificate of Acknowledgment of Notary Public

STATE OF Nebraska
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me this 3rd day of February, 2022
by Ann Beauclair and Veronica Beauclair, who is
___ personally known to me or @ who has produced Driver License as identification.



Notary Public: [Signature]
Print name: Elizabeth Wulf
My commission expires: 09/12/2023