

Prepared by:
Deborah W. Loaiza
A - Z Team Title, LLC
102 Park Place Boulevard, # A-3
Kissimmee, Florida 34741

R✓

File Number: 22-432

Warranty Deed

Made this October 7, 2022 A.D. By **Juan Colon Santos and Isabel A. Colon, husband and wife**, whose post office address is: Box 6064, Caguas, Puerto Rico 00726, hereinafter called the grantor,

to **Fernando Roberto da Silva and Ivelisse Hidalgo Ortiz, husband and wife**, whose post office address is: 2468 Cliffdale Street, Ocoee, Florida 34761, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

Lot 1, Block 31, THE FOURTH ADDITION TO BRONSON HEIGHTS SUBDIVISION, according to the plat thereof recorded in Plat Book 3, Page(s) 65, Public Records of Levy County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0934200100**

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, 2021.

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Att. 9344

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

Signed, sealed and delivered in our presence:

[Signature]

Juan Colon Santos

Witness Printed Name

Nitzaida L Estroza

Juan Colon Santos

Address: Box 6064, Caguas, Puerto Rico 00726

(Seal)

[Signature]

Isabel A. Colon

Witness Printed Name

William Yamil Hausner

Isabel A. Colon

Address: Box 6064, Caguas, Puerto Rico 00726

(Seal)

Commonwealth of Puerto Rico

City of Caguas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of October, 2022, by Juan Colon Santos and Isabel A. Colon, husband and wife, who is/are personally known to me or who has produced Puerto Rico ID as identification.

[Signature]

Notary Public

Print Name:

William Yamil Hausner

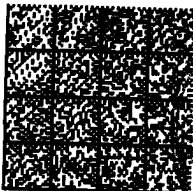
My Commission Expires:

Permanent

4021-07255289

RECIBO

Sello



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09/27/2022
\$5.00

Sello de Asistencia Legal
80255-2022-0927-62575003



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