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Prepared by and return to:

Gina Preston
Brick City Title Insurance Agency, Inc.
521 NE 25th Avenue
Ocala, FL 34470
(352) 622-8732
File No 22-2875

R ✓

Parcel Identification No 03405-003-00

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of November, 2022 between Maria Arias Triana, whose post office address is 2600 Southwest 10th Street, Apt 2003, Ocala, FL 34471, Grantor, to Bartolome Miro, whose post office address is 16925 SE 23rd Avenue, Summerfield, FL 34491, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

TRACT 424, UNIVERSITY ESTATES, an unrecorded subdivision, said tract being more fully described as follows: The South 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of the SW 1/4 of Section 14, Township 12 South, Range 17 East, public records of Levy County, Florida.

***Said property is not the homestead of the Grantor nor contiguous thereto.**

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:



 WITNESS SIGNATURE

Cherie Breitenbecker

 PRINTED NAME



 WITNESS SIGNATURE

Gina M. Preston


 PRINTED NAME



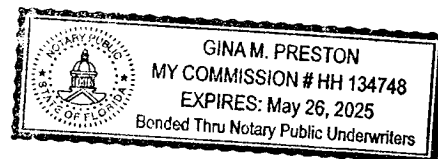
 Maria Arias Triana

STATE OF FLORIDA
 COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 30th day of November, 2022, by Maria Arias Triana.



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



Personally Known: _____ OR Produced Identification: X
 Type of Identification D.C.
 Produced: _____