

18.50
126.00

Prepared by and return to:

Melissa Davis
Infinity Title Insurance Agency, LLC
2508 Northeast 8th Lane
Ocala, FL 34470
(352) 723-0030
File No 2022-64

✓R

Parcel Identification No 032781070F

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WARRANTY DEED

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

This indenture made the 7th day of December, 2022 between Joseph V. Kalsic, a single man, whose post office address is 144 Bridge Crest Drive, Harvest, AL 35749, of the County of Madison, State of Alabama, Grantor, to Freedom Lots USA LLC, a Florida Limited Liability Company, whose post office address is 101 Marketside Avenue, Suite 404-264, Ponte Vedra Beach, FL 32081, of the County of St. Johns, State of Florida, 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 No. 177, legally described as the N 1/2 of the SW 1/4 of the NW 1/4 of the SW 1/4 of the NE 1/4, of Section 3, Township 12 South, Range 17 East, all situated in Levy County, Florida.

AND

Tract No. 178, legally described as the S 1/2 of the SW 1/4 of the NW 1/4 of the SW 1/4 of the NE 1/4, of Section 3, Township 12 South, Range 17 East, all situated in Levy County, Florida.

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

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

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME:

Joanna Walker

Joanna Walker

Joseph V. Kalsic

Joseph V. Kalsic

WITNESS

PRINT NAME:

~~Shannon Burch~~

Shannon Burch

STATE OF ALABAMA

COUNTY OF Madison

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of December 2022, by Joseph V. Kalsic.

Shannon Burch

Signature of Notary Public

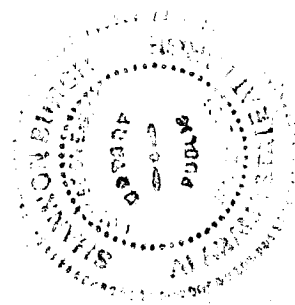
Print, Type/Stamp Name of Notary

My Commission Expires January 21, 2024

Personally Known: OR Produced Identification: _____

Type of Identification

Produced: _____



Unofficial Copy