

Prepared by:
Tabitha Creager
Marion Title & Escrow Company
8405 Southwest 80th Street, Suite 11
Ocala, Florida 34481

File Number: 22-M0976

General Warranty Deed

Made this December 22, 2022 A.D. By **Land Buy USA, LLC, a Florida limited liability company**, whose address is: 330 3rd St. South #1208, Saint Petersburg, Florida 33701, hereinafter called the Grantor, to **Roberto Nepomuceno and Yojanna Morales, husband and wife**, whose post office address is: 10850 NE 110th Avenue, Archer, Florida 32618, 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 in Bronson, next to J. Patterson Lot, on North side; Begin at the Northeast corner of said Lot as described in Deed Book D, at Page 375, of the Public Records of Levy County, Florida, and run North 210 feet; West 210 feet; South 210 feet and to the point of beginning, East 210 feet.
Being the the South half of the Southwest quarter of Section 8, Township 12 South, Range 17 East, and being the same lot as described in Deed Book 26, Page 214, of the 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) nor any memmber of the household of Grantor(s) reside thereon.

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.

Prepared by:
 Tabitha Creager
 Marion Title & Escrow Company
 8405 Southwest 80th Street, Suite 11
 Ocala, Florida 34481

File Number: 22-M0976

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:

Witness Signature

Akole

Witness Printed Name

Chola Akole

Peter Toth
 Peter Toth, as managing member of Land Buy USA,
 LLC, a Florida limited liability company

Witness Signature

Michele Robinette

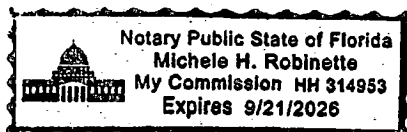
Witness Printed Name

MICHELE ROBINETTE

State of FLORIDA

County of PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21ST day of December, 2022, by Peter Toth, as managing member of Land Buy USA, LLC, a Florida limited liability company, who is/are personally known to me or who has produced FLDL as identification.



Notary Public

Print Name: *MICHELE H. ROBINETTE*

My Commission Expires: 9/21/2026