

**Prepared By and Return To:**

Home Shield Title Services, LLC

Attn: Laura Wheeley

1845 East West Parkway, Suite 15

Fleming Island, FL 32003

Order No.: 2023-1812

Property Appraiser's Parcel I.D. (folio) Number:

0688402100

**WARRANTY DEED**

THIS WARRANTY DEED dated March 3, 2023, by Edeline Salvant, whose post office address is 5571 NW N Crisona Cir, Port ST. Lucie, Florida 34986 (the "Grantor"), to Ecox, LLC a Wyoming Limited Liability Company, whose post office address is 111 NE 1st St, 8th Floor, Suite 88632, Miami, Florida, 33132 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of LEVY, State of Florida, viz:

Lot 63, Block 32, Rainbow Lakes Estates, Section "N", according to the Plat thereof, recorded in Plat Book 3, Page(s) 27, of the Public Records of Levy County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

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 the Grantor(s) reside thereon.

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: 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Edeline Salvant

Edeline Salvant

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Grantor Address:

Signed, sealed and delivered in presence of:

[Signature]

Witness Signature

Jennifer Valay  
Printed Name of First Witness

[Signature]  
Witness Signature

Maria Vega  
Printed Name of Second Witness

STATE OF FL  
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
online notarization, this 3/1/2023 (date) by Edeline Salvant  
(name of person acknowledging), FL DL who is personally known to me or FL DL who has produced  
(type of identification) as identification.

[Signature]  
[Notary Seal] Notary Public

Magdalena A. Esthinfille  
Name typed, printed or stamped  
My Commission Expires: Oct 19, 2026

