

Prepared by and return to

Jade D Bailey  
Bankers Title of the Nature Coast, Inc  
25703 SE Hwy 19  
Old Town, FL 32680  
(352) 542-1228  
File No 15023

Parcel Identification No 09458-007-00

R<sub>N</sub>

BANKERS TITLE  
P O BOX 1260  
OLD TOWN FL 32680

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## WARRANTY DEED

(STATUTORY FORM -- SECTION 689 02, F S )

**THIS INDENTURE** made the 6 day of March, 2023 between **Joyce Moses, a widow, and Nicole Hernandez, a single woman**, whose post office address is 6701 Northwest 21st Terrace, Fort Lauderdale, FL 33309, hereinafter called the Grantors, to **Patrick L. Bucholz and Jacqueline M. Bucholz, husband and wife**, whose post office address is 191 Bucholz Lane, Cooperstown, PA 16317, hereinafter called the Grantees

**Witnesseth**, that said Grantors, for and in consideration of the sum of Ten Dollars (U S \$10 00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit

**West 1/2 of Lot 8, Block J, Manatee Farms Estate Unit No. 2, according to the Plat thereof, as recorded in Plat Book 4, Page(s) 1, of the Public Records of 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** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever

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

Signed, sealed and delivered in our presence

Joyce Moses by Nicole Hernandez,  
her Attorney-In-Fact  
Joyce Moses by Nicole Hernandez, her Attorney-In-Fact

[Signature]  
WITNESS  
PRINT NAME THOMAS E. STOKES

[Signature]  
WITNESS  
PRINT NAME Sandra Lezlan

[Signature]  
Nicole Hernandez

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6<sup>th</sup> day of March, 2023, by Nicole Hernandez, as Attorney-In-Fact for Joyce Moses and Nicole Hernandez

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

Personally Known  OR Produced Identification   
Type of Identification  
Produced \_\_\_\_\_



Unofficial Copy