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Prepared by and Return To:

Daniel OBerry
Southeast Title, a division of LandCastle Title Group,
LLC
2190 Mariner Blvd
Spring Hill, FL 34609

Order No.: SE8323-00405

APN/Parcel ID(s): 09410-012-00

WARRANTY DEED

THIS WARRANTY DEED dated May 15, 2023, by Francisco E. Llopiz-Guzman, a single man, hereinafter called the grantor, to Valerie Bennett, a married woman, whose post office address is PO BOX 441, Archer, FL 32618-5782, hereinafter called 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 the certain land situated in the County of Levy, State of Florida, to wit:

Lot 13, Block 62, Oak Ridge Estates, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 63, 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 any wise 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, 2022.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature



Francisco E. Llopiz-Guzman



Print Name

Address: 2604 Landover Blvd., Apt. D
Spring Hill, FL 34608



Witness Signature

Daniel O'Berry

Print Name

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of May, 2023, by Francisco E. Llopiz-Guzman, to me known to be the person(s) described in or who has/have produced Driver's License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



NOTARY PUBLIC
My Commission Expires:

Daniel O'Berry



DANIEL O'BERRY
Commission # HH 015276
Expires June 28, 2024
Bonded Thru Budget Notary Services