

Instrument # 722486
OR BK: 1699 PG: 117-1pg(s)
REC: 7/31/2023 4:15 PM
Danny J. Shipp, Levy County Clerk, Florida
Rec: \$10.00
Deed Doc: \$0.70
Deputy Clerk Katie

Plu
RETURN TO:
Falon I Rogers and Sandra I Rogers,
7890 NW 56th Ct. Chielland, Florida 32626

Warranty Deed

Made this July 20, 2023 A.D., By Simon Hosein, whose address is: 6261 NW 110th St. Hialeah, Florida 33012, hereinafter called the grantor, to Falon I. Rogers and Sandra I. Rogers, husband and wife, whose mailing address is: 7890 NW 56th Ct. Chielland, Florida 32626, hereinafter called the grantee:

(Whenever used herein the term "grantor" or "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 (\$10.00) Dollars, 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:

See Attached Schedule A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of his household reside thereon.

Parcel ID Number: 12296-000-00. **Parcel Address:** 10705 NW 60th Lane Chiefland, Fl. 32626

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.

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:

Signature: *Simon Hosein*
Printed Name: Simon Hosein

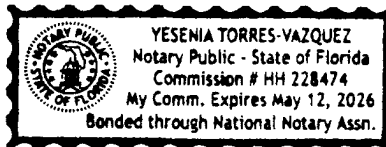
Simon Hosein
6261 NW 110th St.
Hialeah, Fl. 33012.

The foregoing instrument was acknowledged before me
This 20 day of July 2023 by Simon Hosein
who is personally known to me or who has produced: _____

Yesenia Torres-Vazquez
Notary Public
Print Name: Yesenia Torres-Vazquez
My commission Expires: _____

Witness Signature: *Cynthia Pyles-Hosein*
Printed Name: Cynthia Pyles-Hosein

Witness Signature: *Yesenia Torres-Vazquez*
Printed Name: Yesenia Torres-Vazquez



Re Record to include Schedule A

Schedule "A"

That part of Section 19, Township 12 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 19 for a point of reference; thence from the said point of reference run N 00°00'21" E, along the West line of said Section 19, a distance of 40.00 feet; thence run N 89°29'12" E, parallel to the South line of said Section 19, a distance of 1450.06 feet to the POINT OF BEGINNING; thence run N 00°00'21" E, parallel to the said West line of Section 19, a distance of 457.22 feet; thence run S 89°59'39" E perpendicular to the said west line of Section 19, a distance of 235.00 feet; thence run S 00°00'21" W, parallel to the said West line of Section 19, a distance of 455.09 feet to a point that is 40.00 feet from being measured at a right angle to the said South line of Section 19; thence run S 89°29'12" W, parallel to the said South line of Section 19, a distance of 235.01 feet to the aforementioned POINT OF BEGINNING.

Together with a 1984 CHAD Doublewide Mobile Home. ID#s GAFL2AE52057372 & GAFL2BE52057372