

This instrument prepared by:
Carolina Arias Zaccari, Esquire
Najmy Thompson, P.L.
6320 Venture Drive Suite 104
Lakewood Ranch, Florida 34202
File No.: 5029.002
Consideration: \$10.00
Parcel I.D.#: **10-12-17-03394-048-00**
THIS DEED PREPARED WITHOUT THE
BENEFIT OF TITLE EXAMINATION

RN

WARRANTY DEED

This Warranty Deed made and executed on the 29th day of JUNE, 2023, by **NYDIA ISABEL DELGADO DIAZ**, an individual whose post office address is 4593 Goldcoast Ave, Spring Hill, Florida 34609, **MARIA M. CARRASQUILLO**, an individual whose post office address is Urb Las Palmas Calle Marfl B4, Hatillo, Puerto Rico 00659, and **NORMA I. DELGADO JACKSON**, an individual whose post office address is 600 Player Ct., Jacksonville, North Carolina 28540, **equally and as tenants in common, as to a seventy-five percent (75%) interest**, hereinafter called the Grantor, to **LUZ ZORATA-DELGADO (also known as ZORAIDA HOPKINS)**, an individual whose post office address is 10986 Heritage Green Drive, Cornelius, North Carolina 28031, hereinafter called the Grantee.

(Whenever used herein, the term's "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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release and confirm unto the Grantee, all that certain land situated in Levy, Florida, to-wit:

The N 1/2 of SW 1/4 of NW 1/4 of NW 1/4 of NW 1/4, in Section 10, Township 12, Range 17, as described in O.R. Book 116, Page 35, of the Public Records of Levy County, Florida.

Parcel ID: 10-12-17-03394-048-00

This property is vacant land & is not now nor ever has been homestead property of the Grantor.

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.

The Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever, subject to easements, reservations, covenants and restrictions of record, and taxes for the 2022 year and subsequent years.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that the Grantor is not entitled to a homestead exemption pursuant to the provisions of Florida Statute 196.041(2).

This Warranty Deed may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. All counterparts shall be construed together and shall constitute one Warranty Deed.

[SIGNATURES ON THE NEXT PAGE]

Unofficial Copy

IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

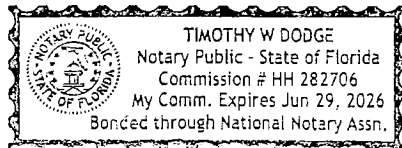
Donald Hoffmann
Print Name: Donald Hoffmann

Nydia I. Delgado Diaz
NYDIA ISABEL DELGADO DIAZ

Scott Kellogg
Print Name: Scott Kellogg

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 29 day of June, 2023, by NYDIA ISABEL DELGADO DIAZ, who [] is personally known to me or who [] has produced FLDL as identification.



Timothy W Dodge
Notary Public
Timothy W Dodge
(Type or Print Notary Name Here)
Notary Commission Number: HH282706
My Commission Expires: 06/29/2026

IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: Melinda Cruz Agosto Maria M. Carrasquillo
MARIA M. CARRASQUILLO

Print Name: MIRTA M. MARTES

AFFIDAVIT # 20,015

COMMONWEALTH OF PUERTO RICO
DISTRICT OF ARECIBO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of JUNE, 2023, by MARIA M. CARRASQUILLO, who is personally known to me or who has produced _____ as identification

[Signature]

Notary Public
SIXTO ROMÁN-TORRES
(Type or Print Notary Name Here)
Notary Commission Number: 6782

My Commission Expires: N/A IS PERMANENT



IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

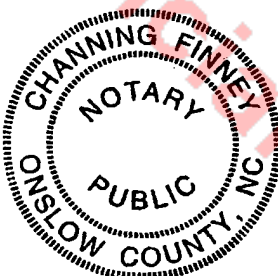
[Signature]
Print Name: Amy Adkins

[Signature]
NORMA I. DELGADO JACKSON

[Signature]
Print Name: [Signature]

STATE OF NC
COUNTY OF ONSLOW

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of JANUARY, 2023, by NORMA I. DELGADO JACKSON, who is personally known to me or who has produced NC driver's license as identification.



[Signature]
Notary Public
CHANNING FINNEY
(Type or Print Notary Name Here)
Notary Commission Number: 202212600640
My Commission Expires: 5/1/2027