

✓R

Prepared By and Return To:

The Closing City LLC
4725 West Sand Lake Road, Suite 106
Orlando, FL 32819

Order No.: 23-10354

For Documentary Stamp Tax purposes the consideration
of \$324,900.00

Doc Stamp: \$2,274.30

APN/Parcel ID(s):

WARRANTY DEED

THIS WARRANTY DEED dated 08/28/2023, by Blumel Group LLC, a Florida Limited Liability Company, whos post office address is: 2507 Empress Dr, Kissimmee, FL 34741 hereinafter called the grantor to Jasiel Yoel Madrigal and Guillermina Madrigal, husband and wife, whose post office address is 13950 NE 6th Street, Williston, FL 32696, 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 that certain land situated in County of Levy, State of Florida, viz:

Lot 2, Block 28, WILLISTON HIGHLANDS UNIT 12, according to the plat thereof, as recorded in Plat Book 4, Page 13, Public Records of Levy County, Florida.

Grantors hereby certify that the above described Property is not his/her Homestead as made and provided by the laws of the State of 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.

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: 12/31/2022.

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

Signed, sealed and delivered in presence of:

Jennifer Metzger
Witness Signature

Jennifer Metzger
Printed Name

Anita Malick
Witness Signature

Anita Malick
Printed Name

Blumel Group LLC, a Florida Limited Liability Company

BY: Vagner A Blumel
Vagner A Blumel
AMBR

Address:
2507 Empress Dr
Kissimmee, FL 34741

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 of August 2023 by Vagner A Blumel and as authorized managing members of Blumel Group, LLC who is personally known to me or who has produced photo ID as identification.

Witness my hand and official seal, this the 28 of August, 2023.

Jennifer Metzger
Notary Public

My Commission Expires: 06/11/2027

(SEAL)

