

Prepared by:
Tara Cameron
Entitled, LLC
Title Insurance Agency
2180 West First Street, Suite 530
Fort Myers, Florida 33901
File Number: 23ENT-0475
Sales Price: \$6000
Doc Stamps: \$42

RV ✓

General Warranty Deed

Made this August 25, 2023 A.D. By **Ofra Bonavida and Benjamin Bonavida, Wife and Husband, Individually and as trustees of the Benjamin and Ofra Bonavida Living Trust dtd September 26, 1996**, whose post office address is: 3232 Midvale Ave, Los Angeles, California 90034, hereinafter called the grantor, to **Makaila Short, a single woman**, whose post office address is: 7250 NE 138th Terrace, Williston, Florida 32696, hereinafter called the grantee:

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

Lot 13, Block 136, Williston Highlands Golf & Country Club Estates, according to plat thereof as recorded in Plat Book 3, Page 67, of the Public Records of Levy County, Florida.

Excepting and reserving: all gas and mineral rights, if any, currently held by Grantor

Said property is Vacant Land and not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 09314-012-00

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 December 31, 2022.

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]
Witness #1 Signature

Witness #1 Printed Name Cristobal Hernandez

[Signature]
Witness #2 Signature

Witness #2 Printed Name Luna Jones

[Signature] (Seal)
Benjamin Bonavida
Address: 3232 Midvale Ave, Los Angeles, California 90034

[Signature] (Seal)
Ofra Bonavida
Address: 3232 Midvale Ave, Los Angeles, California 90034

State of California
County of Los Angeles

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 29 day of August, 2023, by Benjamin Bonavida and Ofra Bonavida, husband and wife, who is/are personally known to me or who has produced California Drivers License as identification.

[Signature]
Notary Public Signature
Print Name: Brandon R Rojo
My Commission Expires: 08/11/2023

(NOTARY SEAL)

