

Prepared by and return to:

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Wendy Waller
Suncoast Title Partners LLC
1298 East Norvell Bryant Highway; Suite A
Hernando, FL 34442
(352) 423-8810
File No STP-23-7

Parcel Identification No 0338126000 and 033812600A

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **30th day of October, 2023** between **Nelida J. Marcano Salazar, a single woman**, whose post office address is **8462 Shady Glen Drive, Orlando, FL 32819**, of the County of Orange, State of Florida, Grantor, to **Andres Montes De Oca, a single man**, whose post office address is **14376 Bent Pine Court, Holland, MI 49424**, of the County of Ottawa, State of Michigan, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

Tract 313 being:

The North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 12 South, Range 17 East, lying and being in Levy County, Florida.

Tract 314 being:

The South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 12 South, Range 17 East, lying and being in Levy County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 8462 Shady Glen Drive, Orlando, FL 32819.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Carlos Aguirre

WITNESS

PRINT NAME: Katherine H Portulaca

Nelida J. Marciano Salazar

Nelida J. Marciano Salazar

STATE OF

COUNTY OF Orange, FL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 30th day of October, 2023, by Nelida J. Marciano Salazar.

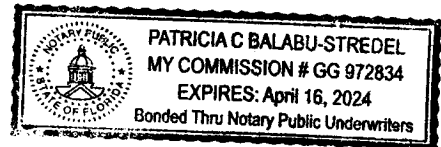
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL DL



Unofficial Copy