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US PATRIOT TITLE LLC
1 HARGROVE GRADE BLG A STE 1B
PALM COAST, FL 32137

Prepared by/Return to:
Erin Sullivan
US PATRIOT TITLE, LLC
2950 Halcyon Lane
Unit 703
Jacksonville, FL 32223

After Recording Return to: Grantee

File Number: 2023-870ES-B

General Warranty Deed
(Non Homestead)

Made this 12th day of December, 2023 A.D., by **EastCo Properties, LLC, a North Carolina Limited Liability Company**, (henceforth referred to as "Grantor") whose address is: **3420 West Zion Church Road, Shelby, NC 28150**, to **Teresita Padron Gomez and Mario Gomez, wife and husband**, (henceforth referred to as "Grantee") whose address is: **18625 Powerline Road, Dade City, FL 33523**:

(Whenever used herein the term 'Grantor' and 'Grantee' include all the parties to this instrument and their 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, Florida, viz:

Lot 85B of A REPLAT OF A PORTION OF FOREST PARK UNIT 2, according to the Plat thereof, as recorded in Plat Book 5, Pages 35-35C of the Public Records of Levy County Florida.

Parcel ID Number(s): 10588-000-00

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: 3420 West Zion Church Road, Shelby, NC 28150

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, however reference herein will not reimpose same; taxes and assessments of the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 December 31, 2022.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Niche Bailey
WITNESS
PRINT NAME: Nichole Bailey

EastCo Properties, LLC, a North Carolina
Limited Liability Company

Ashley Botts
WITNESS
PRINT NAME: Ashley Botts

By: Crystal P. Bridges
Crystal P. Bridges, Authorized Member

STATE OF ~~FLORIDA~~ North Carolina
COUNTY OF ~~DUVAL~~ Cleveland

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 12th day of December, 2023 by Crystal P. Bridges, Authorized Member of EastCo Properties, LLC, a NC Limited Liability Company, on behalf of the Limited Liability Company.

Allison B Jenkins
Signature of Notary Public
Print, Type/Stamp Name of Notary

ALLISON B JENKINS
NOTARY PUBLIC
Cleveland County, North Carolina
My Commission Expires April 16, 2028

Personally known:
OR Produced Identification: _____

Type of Identification Produced: _____