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Prepared by:  
Serenity Title, LLC  
Brian Cardina  
102 South Westland Avenue, Tampa, FL 33606

After Recording Return To:  
Jose Aguillon and Debra Ann Aguillon  
203 Cessna Way  
Hawthorne, FL 32640

File Number: 2024-1650  
Parcel ID: 05732-001-00

### Warranty Deed

This WARRANTY DEED dated February 9, 2024, by **Mary M. Hagopian, a single woman, of PO Box 130 Williston, FL 32696, ("the Grantor")** to **Jose Aguillon and Debra Ann Aguillon, husband and wife, of 203 Cessna Way, Hawthorne, FL 32640, ("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, the successors and assigns of the 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 1 and the West 32 feet of Lot 4, Block 5, GEORGE W. WILLIS ADDITION TO THE TOWN OF WILLISTON, according to the plat thereof recorded in Plat Book 1, Page 14, Public records of Levy county, Florida.

More commonly known as: 19 SE 4th Ave  
Williston, FL 32696

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 lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2023.

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

*Mary M. Hagopian*  
Mary M. Hagopian

*Amy Morgan* WITNESS  
PRINT NAME: Amy Morgan  
6593 SW 60th Ct  
Deerla, FL 33474  
PHYSICAL MAILING ADDRESS

*Sermont Wade* WITNESS  
PRINT NAME: Sermont Wade  
491 SE 162nd Terrace  
Silver Springs, FL 33493  
PHYSICAL MAILING ADDRESS

Unofficial Copy

STATE OF FLORIDA  
COUNTY OF Marian

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 9th day of February, 2024, by Mary M. Hagopian.

*Amy Morgan*  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: dr. license

