

pu Prepared by and returned to:
Ronald W. Stevens, Esq.
P.O. Box 1444
Bronson, Florida 32621

WARRANTY DEED

This Warranty Deed, Executed the 29 day of August, 2024, by **Idilio A. Gonzalez as Co Trustee of the Gonzalez Family Trust dated 3/31/1998**, hereinafter called **GRANTOR**, to **Idilio A. Gonzalez**, whose mailing address is: 653 Sandercock Street, San Luis Obispo, CA 93401 hereinafter called **GRANTEE**.

(Wherever used herein the terms grantor(s) and grantee(s) include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate and being in **LEVY** County, **FLORIDA**, viz

Lot No. 10 in Block No. 7 of the Bronson Heights Subdivision, Second Addition, as recorded in Plat Book No. 3, Page 45, public records of Levy County, Florida. Said property being the same as described in O.R. Book 656, Page 690, public records of Levy County, Florida.

A/K/A

Assessor s parcel No. 22 12 17 06679000 00

AND

Lot No. 11 in Block No. 7 of the Bronson Heights Subdivision, Second Addition, as recorded in Plat Book No. 3, Page 45, public records of Levy County Florida. Said property being the same as described in O.R. Book 656, Page 693, public records of Levy County, Florida.

A/K/A

Assessor s parcel No. 22 12 17 06679001 00

SAID PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR HEREIN.

This deed was prepared without a review or examination of the title to the above described property by Ronald W. Stevens, Esq., the description was derived without a survey and no opinions or representations are being made either expressly or implied by Ronald W. Stevens, Esq. as to the status of the title or the accuracy of the description.

SUBJECT TO all easements, restrictions, reservations, ordinances, covenants, conditions limitations of record, if any, and all other such zoning and governmental regulations.

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 he/she is lawfully seized of said land in fee simple; that he/she has good title and lawful authority to sell and convey said land; that he/she 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 subsequent to December 31, 2023.

IN WITNESS WHEREOF, the Grantor has caused the presents to be signed and sealed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Signature of 1st Witness

TINA CLEVELAND

Printed Name of 1st Witness

653 Sandercock Street
SLO CA 93401

Address of 1st Witness

653

Signature of 2nd Witness

Jore Carranca

Printed Name of 2nd Witness

123 S Chopin St
San Luis Obispo, CA 93401

Address of 2nd Witness

Idilio A. Gonzalez as Trustee of the
Gonzalez Family Trust dated 3/31/1998
653 Sandercock Street
San Luis Obispo, CA 93401

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

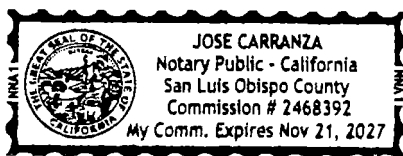
State of California

County of San Luis Obispo }

On August 29th 2024 before me, Jose Carranza, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Idilia GonzalezName(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Warrant, Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____