

Prepared By and Return To:

Cherry Title LLC
233 E. Bay Street Suite 920E
Jacksonville, FL 32202

Order No.: CT-050824

Property Appraiser's Parcel I.D. (folio) Number:
23-15-17-0682100100

WARRANTY DEED

THIS WARRANTY DEED dated September 3, 2024, by Florida Dream Lands LLC, Florida Limited Liability Company, existing under the laws of FL, and having its principal place of business at 216 Valencia Ridge Dr, Auburndale, Florida 33823 (the "Grantor"), to Robyne Fraize, whose post office address is 4058 SW 50TH RD, Ocala, Florida, 34474 (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, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Nine Thousand Five Hundred And No/100 Dollars (\$9,500.00) 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:

The North 172.82 feet of Lot 20, Block 3, Section N, Rainbow Lake Estates, according to the map or plat thereof, recorded in Plat Book 3, Page(s) 27, of the Public Records of Levy County, Florida. Together with and Easement for ingress and egress over the East 15 feet.

Grantor hereby certifies that the above described property is not his/her/their constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been adjacent to or contiguous with to Grantor's homestead. No member of the grantor's family dependent upon him/her/them for support resides on the subject property.

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 the 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.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Leilany Kotun
Printed Name of First Witness

39873 Hwy 27 Davenport, FL 33837
Address of First Witness

[Signature]
Witness Signature

Jade Kotun
Printed Name of Second Witness

39873 Hwy 27 Davenport, FL 33837
Address of Second Witness

Florida Dream Lands LLC, Florida Limited Liability Company

BY: L. Rojas
Larissa Rojas
AMBR

Grantor Address:
216 Valencia Ridge Dr
Auburndale, FL 33823

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was executed and acknowledged before me by means of Physical Presence this 3rd day of September 2024 by Larissa Rojas as AMBR of Florida Dream Lands LLC., who is personally known to me or who has produced driver's license (type of identification) as identification.

[Signature]

Notary Public

