

Return to:
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

This Instrument Prepared
under the supervision of:

Elizabeth Martinez
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

Property Appraisers Parcel Identification (Folio) No.:
0966500200

Our File No.: 83-24-0724

WARRANTY DEED

This Warranty Deed made this 6th day of December, 2024 by Kayla C Mercer a/k/a Kayla Mercer Gonzales and Matthew T Gonzales, a married couple, whose mailing address is 6268 McCroan Lane, Grand Ridge, FL 32442, hereinafter called the grantor(s), to Teresa Crockett Esquivel, a unmarried person, whose post office address is 15870 NE 46th Street, Williston, FL 32696, hereinafter called 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(s), for and in consideration of the sum of \$10.00 (ten) 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 County, State of Florida, viz:

Lot 3, Block 9, WILLISTON HIGHLANDS, UNIT 11, according to the plat thereof recorded in Plat Book 4, Page 11, of the Public Records of Levy County, Florida.

Together with that certain 1997 Springer doublewide mobile home bearing Titles #74596543 and #74596544, and VIN #GAFLV34A70517SH22 & #GAFLV34B70517SH22, located thereon.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2025 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

R

FLORIDA TITLE & GUARANTEE AGENCY
515 W MORSE BLVD
WINTER PARK, FL 32789

Signed, sealed and delivered in the presence of:

[Signature]
First Witness Signature

KENNETH JOHNSON
Printed Signature

102 McADAM Rn Drive
32460

Address of First Witness

[Signature]
Second Witness Signature

Tyler McIntosh
Printed Signature

12010 Blueberry Drive
Shedds, FL 32460

Address of Second Witness

State of Florida

County of Jackson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of December, 2024 by Kayla C Mercer a/k/a Kayla Mercer Gonzales and Matthew T Gonzales, who has produced DL as identification or is personally known to me to be the persons therein.

[Signature]
Kayla C Mercer a/k/a Kayla Mercer Gonzales
[Signature]
Matthew T Gonzales

[Signature]
Notary Public, State of Florida

My commission expires:
Seal



NOLAH PARRISH
Notary Public
State of Florida
Comm# HH485201
Expires 2/13/2028