

Prepared by and return to:

Sonia Wiseman
All Florida Homes Title, LLC
20815 West Pennsylvania Avenue
Dunnellon, FL 34431
(352) 244-9135
File No 2024-1286

✓ R

Parcel Identification No 09517-002-00

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30 day of December, 2024, between Austin Graham, a married man, whose post office address is 4008 Hazelcrest Road, Springfield, IL 62703, of the County of Sangamon, Illinois, Grantor, to Marissa Munoz, a single woman, whose post office address is 2045 Northwest 42nd Street, apt 6, Ocala, FL 34475, of the County of Marion, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

Lot 3, Block 36, THE REPLAT OF WILLISTON HIGHLANDS UNIT 5, a subdivision according to the plat thereof recorded in Plat Book 4, Pages 5 through 5A, inclusive, of the Public Records of Levy County, Florida.

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: 4008 Hazelcrest Road, Springfield, IL 62703.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Austin Graham
Austin Graham

Eileen Delich
WITNESS #1
PRINT NAME: Eileen Delich

2849 S. Sixth Street Springfield IL 62703
WITNESS 1 ADDRESS

Alexis King
WITNESS #2
PRINT NAME: Alexis King

2849 S Sixth Street Springfield IL 62703
WITNESS 2 ADDRESS

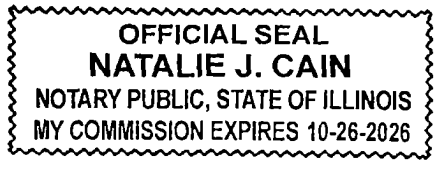
STATE OF Illinois

COUNTY OF Sangamon

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 27 day of December, 2024, by Austin Graham.

Natalie J. Cain
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification: _____
Type of Identification Produced: _____



Unofficial Copy