

This Instrument Prepared by and return to:

Handwritten initials "R" and a checkmark.

Gary M. Landau, Esq.  
7401 Wiles Road, Suite 204  
Coral Springs, FL 33067  
(954) 979-6566

Parcel Control Number. No: 0345800000  
0969600600  
0969600700

**WARRANTY DEED**

**THIS WARRANTY DEED** executed this 11 day of February 2025, by MICHAEL GABRIEL HERNANDEZ, A Single Man, whose post office address is 35 Apalachee Drive, Sneads, FL 32460, Grantor(s) to:

DORA SWARTZ as Trustee of "SWARTZ HERNANDEZ REVOCABLE TRUST AGREEMENT" dated Feb 11 2025 (Grantee).

whose post office address is: 7370 NW 111 Way, Parkland FL 33076

The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and said Grantee's assigns forever, the following land, situate, lying and being in LEVY Florida, to wit:

See EXHIBIT "A"

Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the undersigned has set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Witnesses:

Sign: Jerome J. Fernier  
Print: Jerome J. Fernier

(x) [Signature]  
MICHAEL GABRIEL HERNANDEZ

Address: 52 West Unit Dr  
Shreds, FL 32460

Sign: [Signature]  
Print: Kurt James

Address: 52 West Unit Dr  
Shreds, FL 32460

STATE OF FLORIDA  
COUNTY OF 1 Jackson

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MICHAEL GABRIEL HERNANDEZ

who appeared in person  or online notarization  to me either known personally ( ) or who has produced a valid drivers license (  ), the persons described in and who executed the foregoing instrument and he/she acknowledged before me that he/she executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 11 day of Feb 2025

[Signature]  
Notary Public, State of FL  
(My commission expires)

(SEAL)


 VIRGINIA C. MINYARD  
Notary Public  
State of Florida  
Comm# HH339528  
Expires 12/7/2026

EXHIBIT A

Parcel 1:

A tract of land in the Southeast one-quarter of Section 17, Township 12 South, Range 17 East, Levy County, Florida, lying North of U.S. 27-A and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast one-quarter of said Section 17; thence South 67 degrees 46 minutes 18 seconds West, along the North line of the said Southeast one-quarter of Section 17, a distance of 657.26 feet to the Point of Beginning; thence South 00 degrees 10 minutes 34 seconds East, parallel with the East line of said Southeast one-quarter of Section 17, a distance of 657.86 feet to a point on the Northerly right of way line of U.S. 27-A, said point being on a curve concave to the Southwest, having a radius of 22,978.32 feet, from which the center of circle bears South 25 degrees 24 minutes 14 seconds West; thence Northwesterly, along said curve and Northerly right of way line of U.S. 27-A, through a central angle of 01 degrees 01 minutes 42 seconds an arc distance of 412.40 feet; thence leaving said Northerly right of way line of U.S. 27-A, North 00 degrees 10 minutes 34 seconds West, parallel with said East line of the Southeast one-quarter of Section 17, a distance of 469.78 feet to a point on the North line of said Southeast one-quarter of Section 17; thence North 87 degrees 46 minutes 18 seconds East, along said North line of the Southeast one-quarter of Section 17, a distance of 373.80 feet to the Point of Beginning, Less Additional Right of Way conveyed to State of Florida Department of Transportation by Deed filed August 22, 1995, recorded in Official Records Book 563, Page 653, and re-recorded in Official Records Book 564, Page 647, Public Records of Levy County, Florida.

Parcel 2: Lot 7, Block 24, University Oaks as filed in Plat Book 4, Page 15, 15H-15M of the Public Records of LEVY County Florida

Parcel 3: Lot 8, Block 24, University Oaks as filed in Plat Book 4, Page 15, 15H-15M of the Public Records of LEVY County Florida