

Prepared by and Return to:



JEFFREY A. AMAN, ESQUIRE
AMAN LAW FIRM
282 Crystal Grove Blvd
Lutz, Florida 33548

File No. 1083

Property Appraiser's Parcel Number:
0777300000

SPACE ABOVE THIS LINE FOR PROCESSING INSTRUMENT

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

This Warranty Deed, executed the 11th day of March, 2025, by **SHARON MOLNAR**, a married woman, whose post office address is 24634 Blazing Trail Way, Land O' Lakes, Florida 34639-9579, and **HOLLY RUHLIG**, a married woman, whose post office address is 7354 Tawny Owl Court, Land O' Lakes, Florida 34637, as joint tenants with full rights of survivorship (hereinafter referred to as the "GRANTOR"), and **HOLLY CHRISTINE MOLNAR RUHLIG, as Trustee of the HOLLY CHRISTINE MOLNAR RUHLIG REVOCABLE TRUST, u/t/a dated April 21, 2021**, and her successor or successors in trust, whose post office address is 7354 Tawny Owl Court, Land O' Lakes, Florida 34637 (hereinafter referred to as the "TRUSTEE" and/or the "GRANTEE"); WITNESSETH:

(Whenever used herein the term "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; and the use of the singular shall include the plural and vice-versa; the use of any gender shall include all genders.)

Witnesseth, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee all that certain land situate in **Levy County, Florida**, to wit:

Lot 32 of Treasure Camp Addition Unit Number 4 as per plat thereof as recorded in Plat Book 1, Page 47, of the Public Records of Levy County, Florida.

Property Address: 15607 N.W. 46th Lane, Chiefland, Florida 32626

THIS IS NOT THE HOMESTEAD PROPERTY OF GRANTOR.

And the Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever.

To have and to hold the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

THIS DEED WAS PREPARED AT THE REQUEST OF THE PARTIES. TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION (EITHER EXPRESS OR IMPLIED) IS GIVEN BY THE PREPARER AS TO THE MARKETABILITY OR CONDITION OF THE TITLE, THE QUANTITY OF LANDS, LOCATION OF BOUNDARIES, OR EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

SIGNED, SEALED and DELIVERED
in the presence of:

[Signature]
Stefany L. Bocchini, Witness
282 Crystal Grove Blvd.
Lutz, Florida 33548

[Signature]
Karen L. Evans, Witness
282 Crystal Grove Blvd.
Lutz, Florida 33548

[Signature]
Stefany L. Bocchini, Witness
282 Crystal Grove Blvd.
Lutz, Florida 33548

[Signature]
Karen L. Evans, Witness
282 Crystal Grove Blvd.
Lutz, Florida 33548

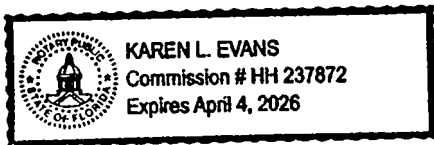
GRANTOR:

[Signature]
SHARON MOLNAR

[Signature]
HOLLY RUHLIG

STATE OF FLORIDA } S/S
COUNTY OF HILLSBOROUGH }

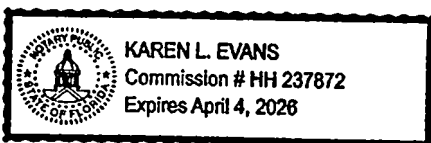
The foregoing instrument was sworn to, subscribed and acknowledged before me by means of [X] physical presence or [] online notarization, on this 11th day of March, 2025, by **SHARON MOLNAR**, who is: [] personally known to me or [X] who produced the following proof of identification: Florida Driver's License.



[Signature]
Notary Public – State of Florida
Print Name: Karen L. Evans

STATE OF FLORIDA } S/S
COUNTY OF HILLSBOROUGH }

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of [X] physical presence or [] online notarization, on this 11th day of March, 2025, by **HOLLY RUHLIG**, who is: [] personally known to me or [X] who produced the following proof of identification: Florida Driver's License.



[Signature]
Notary Public – State of Florida
Print Name: Karen L. Evans