

R THIS INSTRUMENT PREPARED BY AND RETURN TO:
Ryan Despres
777 Brickell Ave Suite 500, Miami, FL 33131

Parcel ID: 09745-001-00 _____
SPACE ABOVE THIS LINE FOR RECORDING DATA _____

THIS WARRANTY DEED, made the 29 day of May, 2025, by **SUHEILY MARIE AYALA REMIGO a/k/a SUHEILY MARIE AYALA**, whose mailing address is 2791 NE 167th Williston, FL 32696 herein called the grantor, to **RXD PROPERTIES LLC**, a Florida Limited Liability Company, whose post office address is 777 Brickell Ave Suite 500, Miami, FL 33131 hereinafter called the Grantees.

WITNESSETH: That the grantor, for and in consideration of the sum of **SIXTEEN THOUSAND FOUR HUNDRED THIRTY 75/100'S (\$16,430.75)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situate in Levy County, State of Florida, viz :

Lot 2, Block 5, WILLISTON HIGHLANDS, UNIT 12, according to the plat thereof, recorded in Plat Book 4, Page 13, of the Public Records of Levy County, Florida.

Grantor covenants that the above described property is vacant land unimproved and is not adjacent to or contiguous to any homestead property owned by them.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD 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 grantees 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 whomsoever; and that said land is free of all encumbrances, except taxes owing as of the date hereof.

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:

Staci Kotsch
Witness as to all #1 Signature
Staci Kotsch
Witness #1 Printed Name
13519 SW 156th Ter Archer FL 32618
Witness # 1 Address

Suheily Marie Ayala Remigo A/k/a
Suheily Marie Ayala
SUHEILY MARIE AYALA REMIGO a/k/a
SUHEILY MARIE AYALA

Autumn Kotsch
Witness as to all #2 Signature
Autumn Kotsch
Witness #2 Printed Name

13519 SW 156 Ter Archer FL 32618
Witness # 2 Address

STATE OF: Florida COUNTY OF: Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of May, 2025, by **SUHEILY MARIE AYALA REMIGO a/k/a SUHEILY MARIE AYALA** who is personally known to me or has produced drivers licence as identification

SEAL

STACI KOTSCH
Notary Public
State of Florida
Comm# HH402602
Expires 5/24/2027

Staci Kotsch
Notary Public
Staci Kotsch
Printed Notary Name

My Commission Expires 05.24.2027