

R-27⁰⁰
DS-224⁰⁰

✓
R After Recording Return to
Tiffany S Solomon
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471

This Instrument Prepared by
Tiffany S Solomon
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it

Property Appraisers Parcel I.D. (Follo) Number(s):
09557-000-00
File No.: 2628675

WARRANTY DEED

This Warranty Deed, Made the 9 day of June, 2025, by Marie Yolaine Guillaume, an unmarried woman and Michelle Guillaume, an unmarried woman, as joint tenants with right of survivorship, whose post office address is: 9345 Madewood Ct, Royal Palm Beach, FL 33441, hereinafter called the "Grantor", to Timothy Scott and Lisa Scott, husband and wife, whose post office address is: 2890 SE 144th Ter, Morriston, FL 32668, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirty Two Thousand Dollars and No Cents (\$32,000.00)** 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, Florida, to wit:

Lot 1, Block 76, Unit 5, Willston Highlands, as per plat thereof as recorded in Plat Book 4, page 5, public records of Levy County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.
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; that the Grantor hereby fully 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 accruing subsequent to December 31, 2024, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

[Signature]
Witness 1 Signature

[Signature]
Micheline Guillaume

Witness 1 Printed Name and Post Office Address:
Tshah Bernard
12437 pavillon st, montreal, qc
Canada H8Z 1M6

[Signature]
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
WALDEMAR JUSZCZAK
4749 SW 24TH AVE.
FT LAUDERDALE FL 33312

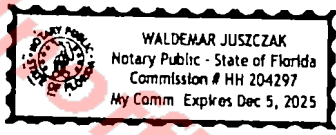
State of FL
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of JUNE, 2025 by Micheline Guillaume, who has produced DL as identification.

[Signature]
Notary Public Signature
Printed Name: WALDEMAR JUSZCZAK

My Commission Expires: 12.5.25
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)



Official Copy

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Joane Harden
Witness 1 Signature

Marie Yolaïne Guillaume
Marie Yolaïne Guillaume

Witness 1 Printed Name and Post Office Address:

JOANE HARDEN
1400 5th AVE
NY NY 10026

[Signature]
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Marcela L. Hoyos
2005 Palmer Ave
Bronx NY 10463

State of New York
County of Bronx

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of June, 2025 by Marie Yolaïne Guillaume, who has produced Driver License as identification.

[Signature]
Notary Public Signature

My Commission Expires. 1/13/28
(SEAL)

Printed Name: Marcela L. Hoyos

Online Notary (Check Box if acknowledgment done by Online Notarization)

Marcela L. Hoyos
Notary Public, New York State
No 01HO6403051
Qualified: Westchester County
Commission Expires 01/13/2028

