

Return to:

Name: TLC Title Company of Florida d/b/a TLC National Title Company

Address: 4801 S. University Drive #131

Davie, FL 33328

This instrument prepared by: Carol Saxton

TLC Title Company of Florida d/b/a TLC National Title Company

4801 S. University Drive #131

Davie, FL 33328

Property Appraisers Parcel Identification (Folio) Number(s):

09741-002-00

File No.: 2021-329

WARRANTY DEED

This Warranty Deed Made this 15th day of June, 2021 by **Christian Peralta, a married man** hereinafter called the grantor, whose post office address is: 4041 SW 72 Way, Davie, FL 33314

to: **Carol Cordoba, a single woman and Scott Shackleton, a single man, as joint tenants with rights of survivorship** whose post office address is: 13970 NE 10 Street, Williston, FL 32696 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Levy County, Florida, viz:

Lot 3, Block 1, of WILLISTON HIGHLANDS UNIT 12, according to the plat thereof, as recorded in Plat Book 4, Page(s) 13, of the Public Records of Levy County, Florida, Section 19, Township 13 South, Range 18 East.

This property is VACANT LAND.

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 12/31/2020, reservations, restrictions and easements of record, if any.

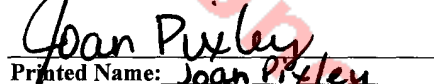
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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

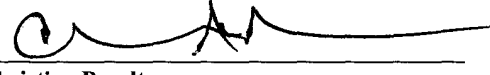
Signed, Sealed and Delivered in Our Presence:


 Printed Name: Christian Peralta

Witness


 Printed Name: Joan Pixley

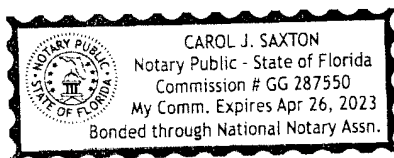
Witness



 Christian Peralta
 P.O. Address: 4041 SW 72 Way
 Davie, FL 33314

State of Florida
 County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of June, 2021 by Christian Peralta who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]




 Notary Public
 Print Name: _____
 My Commission Expires: _____