

Prepared by and Return To:

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Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR312108030

For Documentary Stamp Tax purposes the
consideration is \$3,900.00

Doc Stamp: \$27.30

APN/Parcel ID(s): 09401-017-00

Tax/Map ID(s): 0940101700

WARRANTY DEED

THIS WARRANTY DEED dated August 26, 2021, by Kenneth F. Eplin, hereinafter called the grantor, to Anntony Daniel Centeno, whose post office address is 5928 Sussex Drive, Tampa, FL 33615, hereinafter called the grantee:

(Wherever used herein the terms "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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Levy, State of Florida, to wit:

Lot 18, Block 53, Oak Ridge Estates, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 63-1, of the Public Records of Levy County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2020.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
 Witness Signature

Brittany Mejias
 Print Name

[Signature]
 Witness Signature

Perna Dowell
 Print Name

[Signature]
 Kenneth F. Eplin

Address: 44 S Monroe St
 Beverly Hills, FL 34465

State of Florida
 County of Citrus

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by Kenneth F. Eplin, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
 NOTARY PUBLIC
 My Commission Expires:

