

Prepared by and return to:

Patrick Allen
Action Title Closing Services, LLC
8650 Northwest 172nd Lane
Fanning Springs, FL 32693
(352) 448-5799
File No 2022-56

Parcel Identification No 215520000

Consideration: \$17,000.00 [Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 20th day of January, 2022 between Griffis Acreage, LLC, a Florida Limited Liability Company, whose post office address is 5390 Northwest 73rd Street, Chiefland, FL 32626, of the County of Levy, State of Florida, Grantor, to Kimberly A. Chapman, an unmarried woman, whose post office address is 2497 Zuni Rd, St Cloud, FL 34771, of the County of Osceola, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

Lots 1 & 2, Griffis Estates, according to the plat thereof recorded in Plat Book 9, Page 68, Public Records of Levy County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

✓ R POST CLOSE SHIPPING DEP
1507 S ALEXANDER ST STE102
PLANT CITY, FL 33563

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Patrick E. Allen
WITNESS

PRINT NAME: Patrick E. Allen

Jennifer Wilkerson
WITNESS

PRINT NAME: Jennifer Wilkerson

Griffis Acreage, LLC, a Florida Limited Liability Company

By: Victor Griffis Manager
Victor Griffis

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of January, 2022 by Victor Griffis manager of Griffis Acreage, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

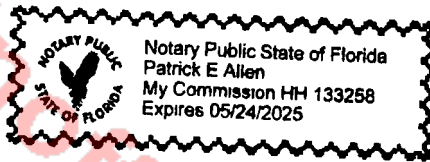
Patrick E. Allen

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: X

OR Produced Identification: _____

Type of Identification Produced: _____



Unofficial Copy