

Prepared by and return to:

Patrick E. Allen
Action Title Closing Services, LLC
8650 Northwest 172nd Lane
Fanning Springs, FL 32693
(352) 448-5799
File No 2022-59

Parcel Identification No 2127300000

Consideration: \$22,900.00 [Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 11th day of February, 2022 between Royal Arms, LLC, a Florida Limited Liability Company, whose post office address is P.O. Box 5, Horseshoe Beach, FL 32648, of the County of Dixie, State of Florida, Grantor, to James Hawkins and Karen Hawkins, husband and wife, whose post office address is 1495 Brown Road, North Fort Myers, FL 33903, of the County of Lee, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

Lot 113, Silver Oaks Subdivision, Phase 2, according to the plat thereof recorded in Plat Book 9, Page 39, 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 Grantees 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 DEPTM
1507 S ALEXANDER ST STE 102
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

Royal Arms, LLC, a Florida Limited Liability Company

By: Lois W. Buckley Registered Agent
Lois Buckley, Registered Agent for Royal Arms, LLC

John J. Gwiney
WITNESS

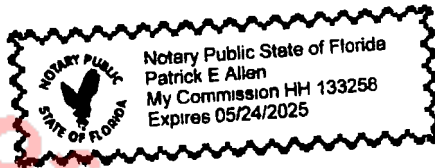
PRINT NAME: John J. Gwiney

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11th day of February, 2022 by Lois Buckley Registered Agent of Royal Arms, 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