

Prepared by and return to:  
DeWitt Law Firm, PA  
1560 W. Cleveland Street  
Tampa, FL 33606  
813-251-2701  
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RN

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## Special Warranty Deed

**This deed has been prepared without the benefit of a title search  
and offers no opinion as to condition or status of title**

**This Special Warranty Deed** made this 29 day of March, 2022 between **Alexis M. Irizarry**, a single man, whose mailing address is: 10445 Villa View Circle, Tampa, Florida 33647 ("Grantor"), and **Alan Mark Irizarry**, a single man, whose mailing address is: 104 Swine Heart Rd., Coatesville, Pennsylvania 19320 ("Grantee"): (Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$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 County, Florida**, to-wit:

**Track #014, legally described as the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , of section 16, Township 12 South, Range 17 East, approximating 1  $\frac{1}{4}$  Acres.**

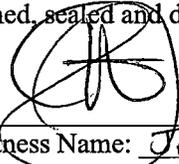
**Parcel No.: 0341604900**

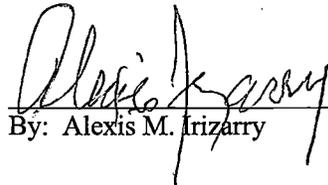
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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 claiming by, through or under grantors subject to easements, restrictions and encumbrances of record.

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:

  
Witness Name: Jennifer Hansen

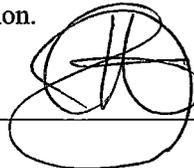
 (Seal)  
By: Alexis M. Irizarry

  
Witness Name: Savannah Knight

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 29 day of March, 2022 by Alexis M. Irizarry. He is personally known to me or has  
produced D.license as identification.

[Notary Seal]

  
Notary Public



Name typed, printed or stamped  
My Commission Expires: 01-11-2024

Unofficial Copy