

Prepared by and Return to:
 Erica Jones
 Brick City Title Insurance Agency, Inc.
 8750 SW Hwy 200
 Suite 104
 Ocala, FL 34481

File No.: 22-1590
 Parcel ID: 19738-000-00

WARRANTY DEED – CORPORATE GRANTOR

This Warranty Deed made this 6th day of May, 2022, by and between **Safe Ira Homes, LLC, a Florida Limited Liability Company, as Trustee, whose mailing address is 1219 South East Avenue, Suite 304, Sarasota, FL 34239**, hereinafter called the Grantor; and **Charles Paul Ellis**, hereinafter called the Grantee, whose mailing address is 13650 NE 10th Ave. Trenton, FL 32693.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of Levy, State of Florida, to wit:

Lot 1, Pine Meadows, according to the Plat thereof, as recorded in Plat Book 8, Page 24, of the Public Records of Levy County, Florida.

Together with a 1999 Fleetwood Mobile Home ID#GAFLX54A84281HL21 & GAFLX54B84281HL21.

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Donna L. Askew
WITNESS SIGNATURE

Donna L. Askew
PRINTED NAME

Janet Campbell
WITNESS SIGNATURE

Janet Campbell
PRINTED NAME

Safe Ira Homes, LLC, a Florida Limited Liability Company, as Trustee

By: [Signature]
Anthony Valentino, Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 6th day of May, 2022 by Anthony Valentino as Manager of Safe Ira Homes, LLC, a FL Limited Liability Company, as Trustee on behalf of the Limited Liability Company.

Donna L. Askew

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

Personally known: _____

OR Produced Identification: _____

Type of Identification Produced: DL

