

Prepared by:
Gator Title, LLC
Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
File No.: GA23-117346
This Deed is prepared pursuant to the issuance of Title Insurance

\$30,000.00

POST CLOSE- NTS
1507 S ALEXANDER STREET
SUITE 102
PLANT CITY, FL 33563

GENERAL WARRANTY DEED

Made this April 28, 2023. A.D. by Maria C. Medina, an unmarried widow, whose address is: 251 Brinson Circle, Canton, GA 30114 hereinafter called the grantor, to Thomas Holste, as Trustee of the Holste Family Revocable Trust, whose post office address is: 5758 NW 50th Drive, Pompano Beach, FL 33067, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

Tracts # 23 & 24, legally described as: The N 1/2 of the NE 1/4 of the NE 1/4 of the NW 1/4 of the NE 1/4, and the South 1/2 of the NE 1/4 of the NE 1/4 of the NW 1/4 of the NE 1/4 of Section 9, Township 12 South, Range 17 East.

Parcel ID No.: 0338125100

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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.

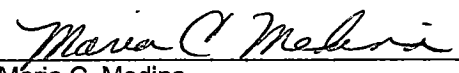
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to the current year.

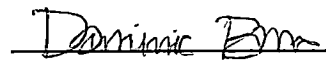
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Gainesville, FL 32606
incidental to the issuance of a title insurance policy
File No.: GA23-117346

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:


Witness Printed Name: Andrea Best



Maria C. Medina


Witness Printed Name: Dominic Best

Address:
251 Brinson Circle
Canton, GA 30114

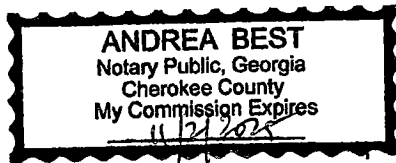
State of Georgia
County of Cherokee

The foregoing instrument was executed and acknowledged before me this 28th of April, 2023, by means of X Physical Presence or Online Notarization, by Maria C. Medina, who is/are personally known to me or who has produced a valid driver's license as identification.


Notary Public

My Commission Expires: 11/2/2025

(SEAL)



Official Copy