

Prepared by and return to:

Sonia Wiseman
All Florida Homes Title, LLC
20815 West Pennsylvania Avenue
Dunnellon, FL 34431
(352) 244-9135
File No 2023-1290

R

Parcel Identification No 0682000300

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WARRANTY DEED

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

This indenture made the 8 day of December, 2023 between **Thomas Reilly, a married man**, whose post office address is **6 Hill Prince Drive, Ocala, FL 34482**, of the County of Marion, State of Florida, Grantor, to **Giddel Gonzalez, a single man**, whose post office address is **PO Box 522, Dunnellon, FL 34430**, of the County of Marion, 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:

Lot 9, Block 2, RAINBOW LAKES ESTATES SECTION "N", according to the plat thereof recorded in Plat Book 3 Page 27 of the Public Records of Levy County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 6 Hill Prince Drive, Ocala, FL 34482.

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

Subject to taxes for 2024 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]
Thomas Reilly

[Signature]
WITNESS 1
PRINT NAME: **Sonia Wiseman**

20815 W Pennsylvania Ave.
Dunnellon, FL 34431
WITNESS 1 ADDRESS

[Signature]
WITNESS 2
PRINT NAME: Louise Clegg

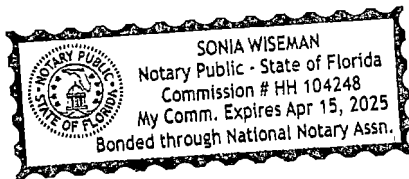
20815 W Pennsylvania Ave.
Dunnellon, FL 34431
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 6 day of December, 2023, by Thomas Reilly.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary **Sonia Wiseman**

Personally Known: _____ OR Produced Identification:
Type of Identification FL DL
Produced: _____



Unofficial Copy