

Prepared by and return to:

Trish Keller

The Law Offices of Berman & Berman, P. A.
3351 NW Boca Raton Blvd
Boca Raton, FL 33431

Doc Stamp-Deed: \$1,295.00



File Number: **191564**
Consideration: **\$185,000.00**

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Warranty Deed

This Warranty Deed made this **12th day of December, 2019**, between **Fawn M Perez, a single woman** whose post office address is **1827 SW Shiloh Street, Fort White, FL 32038**, grantor, and **Kyle Brownfield and Brandi Brownfield, husband and wife** whose post office address is **PO Box 1319, Alachua, FL 32616**, 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 of 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 the **Alachua County, Florida**, to-wit:

Lot 66, SPANISH GATES UNIT NO. 2, according to the map or plat thereof, as recorded in Plat Book 28, Page 20, Public Records of Alachua County, Florida.

Parcel Identification Number: 00206-040-066

Subject to restrictions, reservations, dedications, covenants and easements of record, if any, and taxes for the year 2020 and thereafter.

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 December 31, 2019.

Warranty Deed

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:

BSB
 Witness Name: Bradford S. Marelia

Fawn M Perez
 Fawn M Perez

Antonio Espitia
 Witness Name: Antonio Espitia

State of FL
 County of ALACHUA

The foregoing instrument was acknowledged before me this 12 day of DEC, 2019, by Fawn M Perez, a single woman, she () is personally known to me or (☒) has produced Drivers License(s) as identification.



Bradford S. Marelia
 Commission # 06 282860
 Expires: February 3, 2023
 Bonded Thru Aaron Notary

BSB
 Notary Public
 Printed Name: _____
 My Commission Expires: _____