

After Recording Return to:  
Teannah Silpa  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205

This Instrument Prepared by:  
Teannah Silpa  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
15-4S-16-03023-538  
File No.: 1907034

## WARRANTY DEED

This Warranty Deed, Made the 19<sup>th</sup> day of January, 2023, by **Fredrick L Perry II, a married man**, whose post office address is: **31111 Rory Ln, Eustis, FL 32736**, hereinafter called the "Grantor", to **Peter L Lev, ~~husband and wife~~ and JoAnn T Lev, husband and wife**, whose post office address is: **205 SW Bre Ln, Lake City, FL 32024**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Twenty Nine Thousand Dollars and No Cents (\$29,000.00)** 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 **Columbia County, Florida**, to wit:

**Lot 38, Rolling Meadows, a subdivision according to the plat thereof, as recorded in Plat Book 8, Pages 45 and 46, of the Public Records of Columbia County, Florida.**

The 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 member 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 December 31, 2022, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: *Cynthia Allen* *Fredrick L. Perry II*  
Printed Name: Cynthia Allen Fredrick L Perry II

Witness Signature: *Lisa Svanda*  
Printed Name: Lisa Svanda

State of Florida Sarasota  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 19 day of January, **2023** by **Fredrick L Perry II, a married man**, who has produced driver's license as identification.

*Lisa Svanda* My Commission Expires: 3/12/2024  
Notary Public Signature (SEAL)  
Printed Name: Lisa Svanda  
☒ Online Notary (Check Box if acknowledgment done by Online Notarization)

Notarization using 2way Audio/Video technology.

