

## Quitclaim Deed

RETURN TO: Patricia Torres,  
Alison Florez  
Soly Florez

Inst: 202312022291 Date: 11/28/2023 Time: 4:27PM  
Page 1 of 2 B: 1503 P: 1469, James M Swisher Jr, Clerk of Court  
Columbia, County, By: DN  
Deputy Clerk Doc Stamp-Deed: 210.00 DN

ADDRESS: 19314 NW COUNTY RD 2054 Alachua FL 32615

THIS INSTRUMENT PREPARED BY: CAS OPPORTUNITIES LLC, 246 SW Magical Terrace, Lake City, FL 32024, USA

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A  
TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 26-7S-16-04323-027

**THIS INDENTURE**, made this 28 day of November, 2023, by and between Cesar Silva, of CAS -  
OPPORTUNITIES LLC, a Florida corporation whose tax mailing address is 246 SW Magical Terrace,  
Lake City, FL 32024, USA, (the "Grantor"), and Patricia Torres, Alison Florez, and Soly Florez of  
19314 NW COUNTY RD 2054 Alachua FL 32615, (the "Grantee"), in the state of Florida

**WITNESSETH:** that said Grantor, for and in consideration of the sum of \$30,000.00 Dollars, and other  
valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the  
Grantee, the receipt whereof is hereby acknowledged, remises and releases, as well as quitclaims, unto the  
Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and  
to To Have and to Hold the above described premises, with the appurtenances, unto the Grantee, the  
Grantee's heirs and assigns forever. the following described land in Hernando County, Florida, to-wit:

LOT 27 FAIRVIEW ESTATES S/D. 457 596, 821-1658

This property is not the homestead of the Grantor.

**To Have and to Hold** the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid. Signed in the presence of:

Shanetha Anthony  
Signature

CAS OPPORTUNITIES LLC

Per: Cesar

Cesar Silva

Shanetha Anthony  
Witness Name

Amber Hancock  
Signature

Amber Hancock  
Witness Name

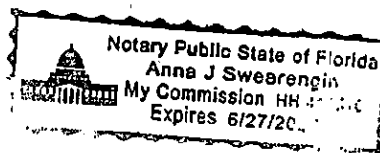
**Grantor Acknowledgement**

STATE OF Florida

COUNTY OF: Columbia

I Anna Swearengin, a Notary Public in and for said County and State, do hereby certify that on this    day of Nov, 2023, before me appeared Cesar Silva on behalf of and with the authority of CAS OPPORTUNITIES LLC, a Florida corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and being by me duly sworn, acknowledged to me that as a free and voluntary act and deed, the Grantor executed said instrument, for the uses and purposes set forth within this Quitclaim Deed.

Anna J. Swearengin  
Notary Public, the State of Florida



My commission expires: 8/27/29

Acting in the County of: Columbia