

Prepared by and return to:

Jennifer Brock  
Signature Title & Escrow Services, LLC  
1920 Southwest 12th Avenue  
Ocala, FL 34471  
(352) 390-6233  
File No 2023-3607  
Parcel Identification No: 33-3S-17-06538-000

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## WARRANTY DEED

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

**This indenture made the 15th day of May, 2023 between Fruits of the Villas, LLC, a Florida Limited Liability Company**, whose post office address is **8405 Southeast 128th Lane, Summerfield, FL 34491**, Grantor, to **Elizabeth K. Brito, Trustee of The Duval Plaza Save N' Co Trust dated May 4, 2023**, whose post office address is , 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 Columbia, Florida, to-wit:

Lots 2, 3 and 4, LESS: 45 feet across the South side of said Lots, Block 6, Highland Estates, a Subdivision according to Plat recorded in Plat Book 2, Page 114, of the Public Records of Columbia County, Florida, being a Replat of Golf Club Heights as per Plat recorded in Plat Book 1, Page 25, of the Public Records of Columbia County, Florida.

ALSO

A portion of Lots 3 and Lot 5 of Block 6 of Highland Estates, being more particularly described as follows: Commence at the Northeast corner of Lot 5 of Block 6, of Highland Estates for a Point of Beginning; thence run North 09 degrees 22 minutes 00 seconds East along the East Line of Lot 3 of said Block a distance of 45.00 feet; thence North 80 degrees 38 minutes 00 seconds West, 40.00 feet; thence South 09 degrees 22 minutes 00 seconds West to the North line of said Lot 5 a distance of 45.00 feet; thence continue South 09 degrees 22 minutes 00 seconds West 15.00 feet; thence South 80 degrees 38 minutes 00 seconds East to the East Line of said Lot 5 a distance of 40 feet, thence North 09 degrees 22 minutes 00 seconds East along East Line of said Lot 5 a distance of 15.00 feet to the Point of Beginning.

**Grantor warrant** 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.

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

**Subject to** taxes for 2023 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

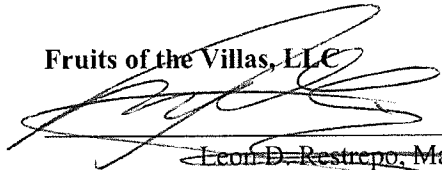
**In Witness Whereof**, Grantor have hercunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness #1 Signature

Print Name: Jennifer Brock

**Fruits of the Villas, LLC**

  
Leon D. Restrepo, Manager

Witness #2 Signature

Print Name: Briana Marion

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of May, 2023 by Leon D. Restrepo, Manager of Fruits of the Villas, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: \_\_\_\_\_

OR Produced Identification: X \_\_\_\_\_

Type of Identification Produced: Drivers license



**BRIANA MARION**  
Notary Public  
State of Florida  
Comm# HH263941  
Expires 5/11/2026

(SEAL)