

Prepared By and Return To:

Amneris Morales
The Closing City LLC
4700 Millenia Blvd, Suite 240
Orlando, FL 32839

Order No.: 25-10889

For Documentary Stamp Tax purposes the consideration
of \$165,000.00

Doc Stamp: \$1,155.00

APN/Parcel ID(s): 08-6S-17-09625-004

WARRANTY DEED

THIS WARRANTY DEED dated August 28, 2025, by Ceola Wilcox a married woman, whose post office address is 2960 N.W. 164 4th St, Miami Gardens, FL 33054, hereinafter called the grantor to Francisco J Monje and Veronica Monje, husband and wife and Nicolas Monje, a single man, whose post office address is 2530 Chatham Circle, Kissimmee, FL 34746, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Columbia, State of Florida, viz:

The N 1/2 of the SW 1/4 of NW 1/4, Section 8, Township 6 South, Range 17 East, Subject to an easement for ingress and egress over the North 30 feet thereof.

Grantors hereby certify that the above described Property is not his/her Homestead as made and provided by the laws of the State of Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2024.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, sealed and delivered in presence of:

Sergio Silva
Witness Signature

Sergio Silva
Printed Name
9702 Universal Blvd Orlando FL32819

Address
Alexcia Mendes

Witness Signature
Alexcia Mendes

Printed Name
9709 Avellino Ave Orlando FL 32819

Address

Ceola Wilcox
Ceola Wilcox

Address:
2960 N.W. 164 4th St
Miami Gardens, FL 33054

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ____ physical presence or ✓ online notarization this 28th day of August, 2025 by Ceola Wilcox, a married woman who is personally known to me or who has produced driver's license as identification.

Sergio Silva
Notary Public

My Commission Expires: 10/25/2027

(SEAL)

Notarized online using audio-video communication

