

Prepared by:
Dawn Creager
Marion Title & Escrow Company
8405 Southwest 80th Street, Suite 11
Ocala, Florida 34481

File Number: 22-M0556

General Warranty Deed

Made this July 11, 2022 A.D. By **Land Buy USA, II LLC, a Florida limited liability company**, whose address is: 330 3rd St. South #1208, Saint Petersburg, Florida 33701, hereinafter called the Grantor, to **J. Carmen Garcia Garcia and Isabel Ortega Pizano**, whose post office address is: 86 South Stuart Cir, Greenacres, FL 33463 , hereinafter called the Grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, viz:

Lot 16, Cypress Lake Hills, according to plat thereof as recorded in Plat Book 5, Page 82, of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor 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, 2021.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence.

A. Santiago

Witness Printed Name Amarillys Santiago

Pt Toth
Land Buy USA, II LLC, a Florida limited liability company by its manager, Safe Note LLC, a Wyoming limited liability company, Peter Toth its managing member

BNA SW

Witness Printed Name Brianna Spies

State of new jersey

County of Bergen

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of July, 2022, by Land Buy USA, II LLC, a Florida limited liability company by its manager, Safe Note LLC, a Wyoming limited liability company, Peter Toth its managing member, who is/are personally known to me or who has produced License as identification.

A. Santiago

Notary Public

Print Name: Amarillys Santiago

My Commission Expires: 05/03/27

