

Prepared by:
Janet Diiorio
Marion Lake Sumter Title, LLC
1890 SE 15th Avenue, Suite 102
Ocala, Florida 34471

File Number: 2024-737

General Warranty Deed

Made this December 20, 2024, A.D., by **David R. Pierce and Laura A. Pierce, husband and wife**, whose address is: 4074 SW 103rd Lane, Ocala, Florida 34476, hereinafter called the Grantor(s), to **Yanelis Blondin Diaz and Denmys Gutierrez Ledesma, wife and husband, and Hanny Gutierrez Blondin, a single woman, as Joint Tenants with Right of Survivorship**, whose post office address is: 4074 SW 103rd Lane, Ocala, Florida 34476, hereinafter called the Grantee(s):

(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 Marion County, Florida, viz:

Lot 2, Block 19 of OCALA WATERWAY ESTATES, according to the plat thereof as recorded in Plat Book K, Page 52 through 52K, of the Public Records of Marion County, Florida.

Parcel ID Number: **3578-019-002**

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.

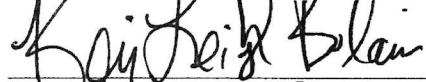
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

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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:



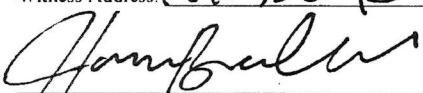
Witness #1 Signature
Witness Printed Name

Witness Address: 1890 SE 15th Ave. Ocala 34471



(Seal)

David R. Pierce



Witness #2 Signature
Witness Printed Name

Witness Address: 1890 SE 15th Ave. Ocala FL 34471



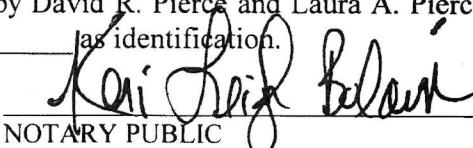
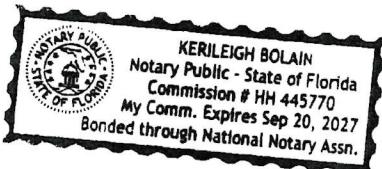
(Seal)

Laura A. Pierce

State of Florida

County of Marion

The foregoing instrument was acknowledged before me by means of XX physical presence or online notarization, this 20 day of December, 2024, by David R. Pierce and Laura A. Pierce, who is/are personally known to me or who has produced DS as identification.



NOTARY PUBLIC

Printed Name: _____

My Commission Expires: _____

(SEAL)

DEED Individual Warranty Deed - Legal on Face