

Prepared By and Return To:
Express Title Services Group, Inc.
10261 SW 72 Street, Suite C101
Miami, FL 33173

Gregory C Harrell Clerk & Comptroller Marion Co.
CFN: 2023164018 BK 8219 Pgs 0161-0162
12/26/2023 04:23:16 PM Rec Fee 18.50 INDEX
Deed Doc 2,310.00

Order No.: 23-16666

Property Appraiser's Parcel I.D. (folio) Number:
3578-016-030

WARRANTY DEED

THIS WARRANTY DEED dated December 21, 2023, by Rodmar Investments LLC, a Florida Limited Liability Company, existing under the laws of Florida, and having its principal place of business at 7620 SW 60 Ave, Ocala, Florida 34476 (the "Grantor"), to Miguel A. Perez and Barbara Cardo Perez, husband and wife, whose post office address is 10464 SW 45 Ave, Ocala, Florida, 34476 (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 Marion, State of Florida, viz:

Lot 30, Block 16, Ocala Waterway Estates, according to the map or plat thereof, as recorded in Plat Book K, Page(s) 52, 52A through 52K, inclusive, of the Public Records of Marion County, 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: December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Barbara J. O'Brien
Witness #1 Signature

Barbara J. O'Brien
Printed Name of First Witness

Address of First Witness: 28 Teak Loop

Ocala FL 34472

Jamie Hosford
Witness #2 Signature

JAMIE HOSFORD
Printed Name of Second Witness

Address of Second Witness: 1024 S

N. Blue Springs Ct, Homosassa FL 34448

Rodmar Investments LLC, a Florida Limited Liability Company

BY: [Signature]
Gustavo A. Marquez
Authorized Member

Grantor Address:
7620 SW 60 Ave
Ocala, FL 34476

STATE OF FLORIDA

COUNTY OF Marion

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 21st day of December, 2023 by Gustavo A. Marquez Authorized Member of Rodmar Investments LLC, a Florida Limited Liability Company, on behalf of the corporation. He is personally known to me or has produced _____ (type of identification) as identification.

Barbara J. O'Brien
Notary Public

Printed Name: Barbara J. O'Brien

Commission # HH 031446

My Commission Expires: October 1, 2024

