

Pursuant to the issuance of Title Insurance
This Instrument prepared by and return to:
Natalie Woods
Southeast Professional Title, LLC
151 Southhall Lane, Ste 230
Maitland, FL 32751

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WARRANTY DEED

THIS WARRANTY DEED, made the 20 day of March, 2025 by Ruben Leon, whose post office address is 1104 Doris Street, Altamonte Springs, FL 32714 herein called the Grantor, to Ocala LLC, a Florida Limited Liability Company, whose post office address is 6158 Juneberry Way, Winter Garden, FL 34787, 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 Seminole County, State of Florida, viz.:

Lot 54, Bear Lake Hills, according to plat thereof as recorded in Plat Book 13, Page 37, of the Public Records of Seminole County, Florida.

Property Appraisers Parcel Identification (Folio) Numbers: **17-21-29-512-0000-0540**

Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter.

This is not now, nor ever has been the constitutional homestead property of the grantor(s) or their spouse, nor contiguous thereto.

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, and hereby 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.

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

Signed, sealed and delivered in the presence of:

Natalie Woods
Witness #1 Signature

Ruben Leon
Ruben Leon

Natalie Woods
Witness #1 Printed Name
Address: 151 Southhall Lane #230
Maitland, FL 32751

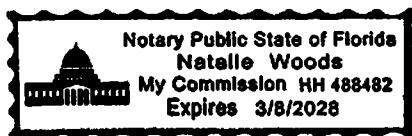
Ryan Kopczyk
Witness #2 Signature

Ryan Kopczyk
Witness #2 Printed Name
Address: 151 Southhall Ln #230
Maitland, FL 32751

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of March, 2025 by Ruben Leon who is personally known to me or has produced DRIVERS LICENSE as identification.

SEAL



Natalie Woods
Notary Public

Natalie Woods

Printed Notary Name

My Commission Expires: