

*RM*  
This instrument prepared by and return to:  
Vicki S. Conner  
LEVY ABSTRACT AND TITLE COMPANY  
P.O. Box 148, Bronson, FL 32621  
LATC file # : T-28867  
Parcel I.D. #: 0925801600 & 0925801700

## WARRANTY DEED

THIS WARRANTY DEED, made this 6th day of January, 2022, by

**JEANNETTE GRIFFITH**

whose mailing address is PO Box 482, Williston, Florida 32696, hereinafter called the Grantor, to

**MOUNTIE INVESTMENT GROUP, LLC, a Florida limited liability company**

whose mailing address is 4190 SW 112th LN, Ocala, Florida 34476, 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 \$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 situate in Levy County, Florida, to-wit:

**Lots 17 and 18, Block 81, WILLISTON HIGHLANDS GOLF & COUNTRY CLUB ESTATES, according to the plat thereof recorded in Plat Book 3, Pages 67, 67A thru 67M, Public Records of Levy County, Florida.**

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor reside thereon.

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

**TOGETHER WITH** all 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 the 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.

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:

Vicki S. Conner

1st Witness Signature

Vicki S. Conner

1st Witness Printed Name

Jeannette Griffith  
JEANNETTE GRIFFITH

BY: Sheila Griffith Rees  
SHEILA GRIFFITH REES, as  
Attorney-in-Fact for JEANNETTE  
GRIFFITH

Debi Bouchard

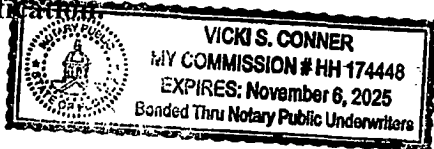
2nd Witness Signature

Debi Bouchard

2nd Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by means of (CHECK ONE)  physical presence or  online notarization, this 6th day of January, 2022, by SHEILA GRIFFITH REES, as Attorney-in-Fact for JEANNETTE GRIFFITH who  is personally known to me OR  has produced \_\_\_\_\_ as \_\_\_\_\_  
identifying \_\_\_\_\_



(Notary Stamp/Seal)

Vicki S. Conner  
Notary Signature  
Printed Name: Vicki S. Conner  
My Commission Expires: 11-6-2025