

After Recording Return to:
Beth Campbell
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471

This Instrument Prepared by:
Beth Campbell
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
1470-001-024
File No.: 393639

WARRANTY DEED

This Warranty Deed, Made the 22 day of April, 2019, by Brian Rolph, whose post office address is: 1334 Garden Street, San Luis Obispo, CA 93401, hereinafter called the "Grantor", to Darian Durgapersad, whose post office address is: 147 Larch Road, Ocala, FL 34480, hereinafter called the "Grantee". 177 D.D.

WITNESSETH: That said Grantor, for and in consideration of the sum of **Twenty Two Thousand Five Hundred Dollars and No Cents (\$22,500.00)** 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**, to wit:

Lot 24, 25 and 26, Block 1, OCALA HIGHLANDS ESTATES, as shown on map entitled Ocala Highlands Estates as field in Plat Book K, Page 1-A, of the Public Records of Marion County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or 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, 2018, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Alexandra N. Gonzalez Brian Rolph

Witness Signature: [Signature]
Printed Name: Rende Lyon

State of CA
County of San Luis Obispo

The foregoing instrument was acknowledged before me this 22nd day of April, 2019 by **Brian Rolph**, who has produced driver license(s) as identification.

See Attached My Commission Expires: 12-7-2021
Notary Public Signature (SEAL)
Printed Name: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Luis Obispo)

On April 4, 2019 before me, Renae Lyon, Notary Public
(insert name and title of the officer)

personally appeared Brian Rolph,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Renae Lyon (Seal)

