

Prepared By:

Walter Jones
Wally's Land LLC
1883 W. Royal Hunte Drive, Suite#200A
Cedar City, UT 84720

WHEN RECORDED RETURN TO:

Angel Luis Monet Robles
PO BOX 1133
Crystal River, FL, 34423

WARRANTY DEED

THIS WARRANTY DEED dated September 15, 2021,

THE GRANTOR(S)

- **Wallys Land LLC, 1883 W. Royal Hunte Drive, Suite#200A, Cedar City, UT, 84720.**

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10 and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed, and confirmed unto the Grantee,

- **Angel Monet Robles and Jesuan Luis Monet Gonzalez, Joint Tenants with the Right of Survivorship, PO BOX 1133, Crystal River, FL, 34423**

The following described land situated in County of Citrus, State of Florida, to-wit:

Parcel ID: **17E17S200220 00570 0070**

Legal Description:

CRYSTAL MANOR UNIT 2 LOT 7 BLK 57 PB 8 PG 112 DESC IN OR BK 699 PG 1628

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

TO HAVE AND TO HOLD grantors interest in the aforementioned premises unto the grantee, his heirs and assigns 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.

IN WITNESS WHEREOF, grantor has signed and sealed these presents the date and year first above written.

Signed, sealed, and delivered in our presence:

Grantor Signature:

Walter Jones

Wallys Land LLC
President Walter Jones
1883 W. Royal Hunte Drive, Suite#200A
Cedar City, UT, 84720

Witnesses:

[Signature]

Witness Signature

Printed

Name: Jose Luis Rivera

[Signature]

Witness Signature

Printed

Name: Kim Larsen

STATE OF _____

COUNTY OF _____

I, _____ a Notary Public, do hereby certify that
_____, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official
seal is required by law) official seal

This the _____ day of _____ (Year)

(Official Seal)

Notary Public Signature

Printed Name: _____

My Commission Expires: _____

ALL-PURPOSE CERTIFICATE OF 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 Los Angeles)

On Sept. 15, 2021 before me, K. Larsen, Notary Public
(Here insert name and title of the officer)

personally appeared, Walter Jones
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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.

K. Larsen
Signature (Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Warranty Deed
(Title or description of attached document)
(Title or description of attached document continued)
Number of Pages _____ Document Date 9-15-2021

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer President
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____