

PREPARED BY AND RETURN TO:  
Jade D. Bailey  
Bankers Title of the Nature Coast, Inc.  
P. O. Box 1260  
Old Town, FL 32680 **R** ✓

File Number: 12349

### Special Warranty Deed

**This Special Warranty Deed** made this 15 day of October, 2021 A.D By **Pretorius Family, LLC, a Florida Limited Liability Company**, and having its principal place of business at: 17210 NW Highway 19, Fanning Springs, Florida 32693 , hereinafter called the grantor(s), to **Sachiko Enterprise, LLC, a Pennsylvania Limited Liability Company** , whose post office address is: 862 N. 47th Street, Philadelphia, Pennsylvania 19139 , hereinafter called the grantee(s):

(Whenever used herein the term "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 Dollars, (\$10.00) 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 Levy County, Florida, viz:

**Lots 17, 18, 19, 20 & 21, Block A, U.S. 19 No. 7 Addition, according to the plat thereof recorded in Plat Book 2, Page 66, public records of Levy County, Florida.**

Parcel ID Number: **07550-020-00 & 07550-008-00 & 07550-000-00**

**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 warrants and forever defends the right and title to the above-described real property unto the Grantees against the claims of all persons, claiming by, through or under Grantor's, but not otherwise.

**In Witness Whereof**, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affxed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Ashley Andresen  
Witness Signature  
Witness Printed Name Ashley Andresen

[Signature]  
Witness Signature  
Witness Printed Name Thomas E Andresen III

**Pretorius Family, LLC**  
[Signature] (Seal)  
By: **Susanna M. Creamer**  
Its Managing Member

State of Florida  
County of Dixie

The foregoing instrument was acknowledged before me by means of  Physical Presence or  Online Notorization this 15 day of October, 2021, by Susanna M. Creamer as Managing Member of Pretorius Family, LLC, who is/are  personally known to me or  who has produced FL DIL as identification.

Jade D Bailey  
Notary Public  
Print Name: Jade D Bailey

My Commission Expires: Jun 18 2024

