

\$18000 -

Prepared by and return to:

✓ R Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615
(352) 565-7800
File No 23-357

Parcel Identification No 0338-100-800

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **31st day of January, 2024** between **RXD PROPERTIES, LLC, a Florida Limited Liability Company**, whose post office address is **475 Brickell Avenue, 3512, Miami, FL 33131**, of the County of Miami-Dade, State of Florida, Grantor, to **GARRETT STANFORD ROWE, a single man**, whose post office address is **1526 Barringer Street, Mount Pleasant, NC 28124**, of the County of Cabarrus, State of North Carolina, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 12 South, Range 17, East, Levy County, Florida, a/k/a Tract No. 415.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

RXD PROPERTIES, LLC, a Florida Limited Liability Company

By: *Ryan C. Despres*
 RYAN C. DESPRES, AMBR

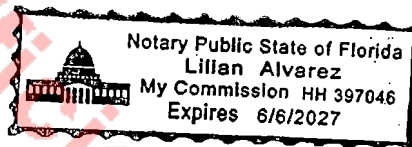
Lilian Alvarez
 WITNESS
 PRINT NAME: Lilian Alvarez

Akila Lynch
 WITNESS
 PRINT NAME: Akila Lynch

STATE OF Florida
 COUNTY OF miami - Dade

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 31 day of January, 2024 by RYAN C. DESPRES, AMBR of RXD PROPERTIES, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Lilian Alvarez
 Signature of Notary Public
 Print, Type/Stamp Name of Notary



Personally known: _____
 OR Produced Identification: X

Type of Identification Produced: Florida DL