

REC 35.50  
DS. 168.00  
Index 1.00

4 of 5

Prepared by and Return to:  
Ocala Land Title Insurance Agency, Ltd.  
Jackie Becker  
503 East Silver Springs Boulevard  
Ocala, Florida 34470  
Our File Number: OL2402044  
Parcel Account # 0961600200

**For official use by Clerk's office only**

STATE OF Florida )  
COUNTY OF Levy )

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this March 5<sup>th</sup>, 2024, between Victor Churaman, Deveika Jarmon, Debbie Churaman and Desree Churaman, whose mailing address are below, party of the first part, and By Brenda Pamela, LLC, a Florida Limited Liability Company, whose mailing address is: 1025 North Econlockhatchee Trail, Orlando, Florida 32825, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

**Lot 3, Block 11, OCALA HIGHLANDS WEST, according to the plat thereof recorded in Plat Book 4, Page 16 through 16D, Public Records of Levy County, Florida.**

The land described herein is not the homestead of the grantor(s) and neither the grantor nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on March \_\_, 2024.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness #1 Signature

Witness #1 Name Printed

1-265 Sunrise Hwy Rockville  
Witness #1 Address Line 1

Centre, NY 11770  
Witness #1 Address Line 2

[Signature]  
Witness #2 Signature

Witness #2 Name Printed

1-265 Sunrise Hwy, Rockville  
Witness #2 Address Line 1

Centre NY 11770  
Witness #2 Address Line 2

[Signature] (SEAL)  
Victor Churaman

Address: 94 Howard Place, Oceanside, NY 11572

[Signature] (SEAL)  
Deveika Jarmon

Address: 500 W 56th St, Apt 608, NY, NY 10019

Unofficial Copy

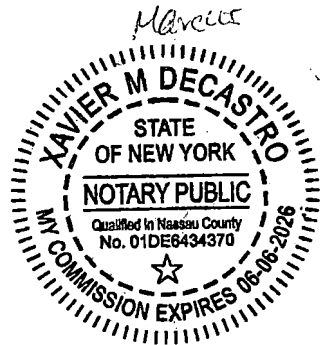
STATE OF New York  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8th day of March, 2024, by Victor Churaman and Deveika Jarmon.

[Signature]  
Signature of Notary Public

Notary Public Printed Name: Xavier Marcus DeCastro  
Personally Known  OR Produced Identification

Type of Identification Produced Driver's License



(SEAL)

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness #1 Signature  
Jacqueline M. Becker

Witness #1 Name Printed  
503 E Silver Springs Blvd

Witness #1 Address Line 1  
Ocala FL 34470

Witness #1 Address Line 2

[Signature]  
Witness #2 Signature  
Cameryn Lossing

Witness #2 Name Printed  
503 E Silver Sprgs Blvd

Witness #2 Address Line 1  
Ocala, FL 34470

Witness #2 Address Line 2

[Signature] (SEAL)  
Debbie Churaman

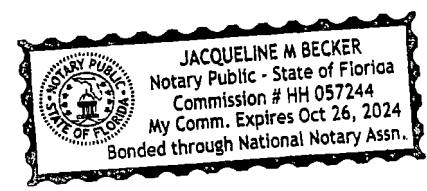
Address: 8344 SW 136 Pl, Ocala FL 34481

Unofficial Copy

STATE OF FL  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5  
day of March, 2024, by Debbie Churaman.

[Signature]  
Signature of Notary Public  
Notary Public Printed Name: Jacqueline M. Becker  
Personally Known  OR Produced Identification



Type of Identification Produced DL

(SEAL)

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on March \_\_\_\_, 2024.  
Signed, sealed and delivered  
in the presence of:

Holly Foy  
Witness #1 Signature

Holly Foy  
Witness #1 Name Printed

1730 S Federal Hwy  
Witness #1 Address Line 1

Delray Beach, FL 33483  
Witness #1 Address Line 2

[Signature]  
Witness #2 Signature

Elijah Hall  
Witness #2 Name Printed

1730 S. Federal Hwy  
Witness #2 Address Line 1

Delray Beach, FL, 33483  
Witness #2 Address Line 2

[Signature] (SEAL)  
Desree Churaman

Address: 190 SE 5th ave, Apt 432, Delray Beach, 33483

Unofficial Copy

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8<sup>th</sup> day of March, 2024, by Desree Churaman.

[Signature]  
Signature of Notary Public



ALEX PARUS  
Commission # HH 269837  
Expires September 24, 2026

Notary Public Printed Name: Alex Parus  
Personally Known  OR Produced Identification

Type of Identification Produced FL Diver's License

(SEAL)