

✓

This Instrument Prepared by and Return to:
Candace L. Slabaugh, Esq.
Advocates Title & Escrow PLLC
1275 S. Patrick Dr. Ste H1
Satellite Beach, FL 32937
Our File No.: **AT24-015**
Property Appraisers Parcel Identification (Folio) Number:
06651-007-00

Florida Documentary Stamps in the amount of \$476.00 have been paid hereon.

_____ Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of April, 2024 by Choice Plus LLC, a Delaware limited liability company, whose post office address is 855 S. Alder St. Unit B, Burlington, WA 98233; and Bruce Hodgson, whose post office address is 48643 Jones Rd. Wellington, OH 44090; and Richard Hodgson, whose post office address is 1605 Maple Dr. Loraine, OH 44052 herein called the Grantors, to Michael John Logiodice whose post office address is 6624 NE 94th Ave., Bronson, FL 32621, hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz.:

Lots 11 and 12, Block 6, Bronson Heights, according to the map or plat thereof as recorded in Plat Book 3, Page 33, Public Records of Levy County, Florida.

Together with a 2003 NOBILITY KING double wide mobile home bearing ID Nos: N810918A and N810918B, located thereon.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

Grantors warrant at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2023.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

TYLER GAWAY
Witness #1 Printed Name

Witness #1 Printed Address
855 S. Alder St Ste B
Burlington, WA 93233

Amanda Briggs
Witness #2 Signature

Amanda Briggs
Witness #2 Printed Name

Witness #2 Printed Address
855 S Alder St Ste B
Burlington WA 93233

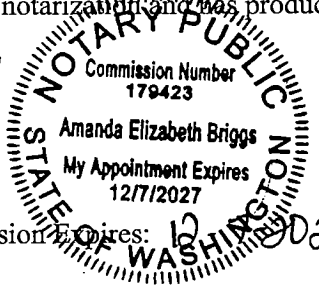
Choice Plus LLC, a Delaware limited liability company

[Signature]
By: Randy Hotz, Manager

**State of Washington
County of Skagit**

The foregoing instrument was acknowledged before me this 4th day of April, 2024 by Randy Hotz, Manager of Choice Plus LLC, a Delaware limited liability company who appeared by physical presence or online notarization and has produced personally known as identification.

SEAL



Amanda Elizabeth Briggs
Notary Public

Amanda Elizabeth Briggs
Printed Notary Name

My Commission Expires: 12/7/2027

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Patrick Morris

Witness #1 Signature

PATRICK MORRIS

Witness #1 Printed Name

3 Friendship Ln

Witness #1 Printed Address

Olmsted Twp, OH 44138

Bruce Hodgson
Bruce Hodgson

Donna Hodgson

Witness #2 Signature

Donna Hodgson

Witness #2 Printed Name

48643 Jones Rd.

Witness #2 Printed Address

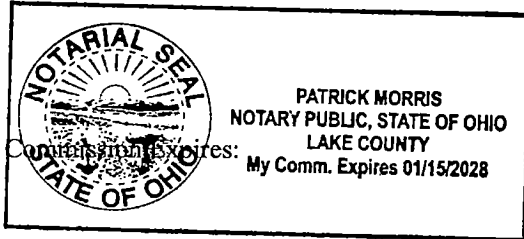
Wellington, OH 44090

State of Ohio

County of LORAIN

The foregoing instrument was acknowledged before me this 5th day of April, 2024 by Bruce Hodgson who appeared by physical presence or online notarization and has produced Ohio Driver License as identification.

SEAL



My Commission Expires:

My Comm. Expires 01/15/2028

Patrick Morris

Notary Public

Printed Notary Name

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Linda Findley
Witness #1 Signature

Linda Findley
Witness #1 Printed Name

30 Red Delicious Ln
Witness #1 Printed Address
Amherst OH 44001

[Signature]
Witness #2 Signature

Joan F Robinson
Witness #2 Printed Name

675 W Martin Ave
Witness #2 Printed Address
Amherst OH 44001

[Signature]
Richard Hodgson

State of Ohio
County of Lorain

The foregoing instrument was acknowledged before me this 5 day of April, 2024 by Richard Hodgson who appeared by physical presence or online notarization and has produced OHDL as identification.

SEAL

[Signature]
Notary Public
Joan F Robinson

Printed Notary Name

My Commission Expires: 4/27/28



JOAN F ROBINSON
NOTARY PUBLIC • STATE OF OHIO
Comm. No. 2018-RE-712943
My Commission Expires Apr. 27, 2028