

rec
\$18.50
\$133.00

R
J



Prepared by and Return to:
Tina Pleacher, an employee of
First International Title, LLC
12013 Mary Street
Dunnellon, FL 34432

File No.: 243625-55

WARRANTY DEED

This indenture made on **May 16, 2024** by **Lucky Associates LLC, a Florida limited liability company**, whose address is: 12431 SW 76th St, Miami, FL 33183 hereinafter called the "grantor", to **LA CHELO LLC, a Florida Limited Liability Company**, whose address is: 245 NE 14th St Apt - 1907, Miami, FL 33132, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 11, Block 8, RAINBOW LAKES ESTATES, SECTION "N", according to the Plat thereof, recorded in Plat Book 3, Page(s) 27 of the Public Records of Levy County, Florida.

Parcel Identification Number: 0683101800

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 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 except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Lucky Associates LLC, a Florida limited liability company

[Signature]
By BIBI OUNG, Managing Member

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

[Signature]
2nd Witness Signature

Print Name: Ailin Fiander

Print Name: Georgia Muraiso

Address: 12341 SW 267 Ave
Homestead FL 33032

Address: 8150 SW 72nd Ave,
Miami, FL 33143

State of FLORIDA

County of MIAMI DADE

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on May 14 2024, by **BIBI OUNG, Managing Member of Lucky Associates LLC, a Florida limited liability company**, who () is/are personally known to me or who () produced a valid Florida Drivers License as identification.

[Signature]
Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

