

Prepared by and return to:

Sonia Wiseman

All Florida Homes Title, LLC

20815 West Pennsylvania Avenue

Dunnellon, FL 34431

(352) 244-9135

File No 2024-1174

Parcel Identification No 0374302900

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## WARRANTY DEED

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

This indenture made the 30 day of September, 2024 between Daniel M. Cahn, whose post office address is 7040 E Lynx Wagon Road, Prescott Valley, AZ 86314, of the County of Yavapai, State of Arizona, Grantor, to Hill City Venture LLC, a Virginia Limited Liability Company, whose post office address is 410 Court Street, Apt 117, Lynchburg, VA 24504, of the County of Lynchburg, Commonwealth of Virginia, 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 East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 14 South, Range 17 East, Levy County, Florida, being Tract No. 109.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's 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. Grantor's residence and homestead address is: 7040 E Lynx Wagon Road, Prescott Valley, AZ 86314.

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

Subject to taxes for 2024 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]

Daniel M. Cahn

[Signature]

WITNESS #1

PRINT NAME: Xenallynn Panui Hatori

[Signature]

WITNESS #2

PRINT NAME: Tyrod Lee Routh

7760 E State Rte 69

CS PV AZ 86314

WITNESS 1 ADDRESS

7760 E State Rte 69

CS PV AZ 86314

WITNESS 2 ADDRESS

STATE OF ARIZONA

COUNTY OF Yavapai

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this \_\_\_\_\_ day of September, 2024, by Daniel M. Cahn.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification

Produced: AZ Driver License

