

Prepared by
Shelby Dodge, an employee of
First American Title Insurance Company
3028 SW 27th Ave
Ocala, Florida 34471
(352)690-1787

Return to: Grantee

File No.: 14203-2813022

WARRANTY DEED

THIS INDENTURE, executed on **January 30, 2025**, between

Brendan Elkhateeb, a single man and Patricia Elkhateeb K/N/A Patricia Prevatt, a single woman, as joint tenants with rights of survivorship

whose mailing address is: 14655 SW 60th Terrace, Ocala, FL 34473,
hereinafter called the "grantor", and

Kristian Chavarria, a married man

whose mailing address is: 1432 West 14th Street, Marion, IN 46953,
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: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Levy** County, **FL**, to-wit:

Lot 2, Block 37, OCALA HIGHLANDS WEST, according to the Plat thereof recorded at Plat Book 4, Pages 16, 16A through 16D, Public Records of Levy County, Florida.

Parcel Identification Number: **09642-001-00**

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.

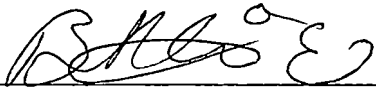
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

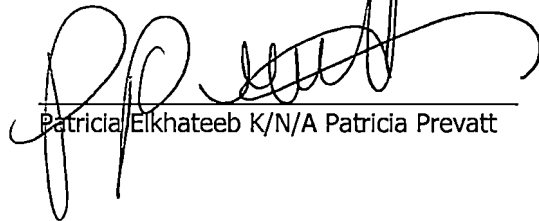
To Have and to Hold, the same in fee simple forever.

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

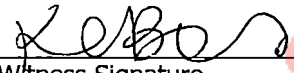
persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.


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


Brendan Elkhateeb


Patricia Elkhateeb K/N/A Patricia Prevatt

Signed, sealed and delivered in our presence:


Witness Signature
Kanyee Bettasso
Print Name

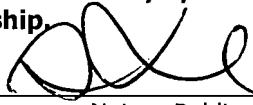

Witness Signature
Shelby Dodge
Print Name

Print Post Office Address:
3028 SW 27th Avenue, Ocala, FL 34471

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3028 SW 27th Avenue, Ocala, FL 34471

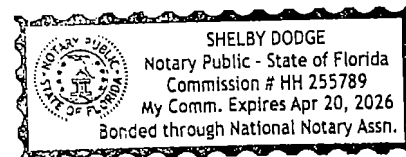
State of Florida
County of Marion

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 1/30/25, by **Brendan Elkhateeb, a single man and Patricia Elkhateeb K/N/A Patricia Prevatt, a single woman, as joint tenants with rights of survivorship.**


Notary Public
Shelby Dodge
(Printed Name)

My Commission expires: _____

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license



{Notarial Seal}