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Prepared by:
Karen Richmond
Land Title of America, Inc.
100 Southpark Boulevard, Suite 100
Saint Augustine, FL 32086
File Number: 25-152-KR

Parcel ID: 0920403200

Warranty Deed

This Indenture made this 14th day of February, 2025 BETWEEN Father & Son Services Inc., a Florida Corporation, GRANTOR*, whose post office address is 1321 Southwest 1st Terrace, Deerfield Beach, FL 33441, and **DRC24 LLC, a Florida Limited Liability Company, GRANTEE***, whose post office address is 10877 North US Highway 301, Citra, FL 34484.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs forever the following described land located in the County of Levy, State of Florida, to-wit:

Lot 34, Block 27, Williston Highlands Golf and Country Club Estates, according to the plat thereof, as recorded in Plat Book 3, Page 67, of the Public Records of Levy County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2025 and Subsequent Years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

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

Father & Son Services Inc., a Florida Corporation

Celma C. Vales
By: **Celma C. Vales, President**

WITNESSES

Jan matheus malaquias Almeida
Witness: *Jan matheus malaquias Almeida*
Witness address as required by §695.26, F.S.

1060 Baymeadows Rd, Jacksonville
Florida, Suite 621, 32256

Karen Richmond
Witness: *Karen Richmond*
Witness address as required by §695.26, F.S.

100 Southpark Boulevard, #100
Saint Augustine, Florida 32086

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization on **February 13, 2025** by **Celma C. Vales, President** of **Father & Son Services Inc., a Florida Corporation** who is or are personally known to me or has or have produced *FL DL* as identification.

[Seal]



KAREN IRENE RICHMOND
Notary Public
State of Florida
Comm# HH510920
Expires 4/1/2028

Karen Richmond

Notary Public: _____
My commission expires: _____