

Prepared by and return to:

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Dana E. Hill, Esquire  
Hill Law & Title, PLLC  
230 Court Street SE  
Live Oak, FL 32064  
(386) 362-1900  
File Number: 25-130

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## Warranty Deed

This Warranty Deed made this 01 day of April, 2025 between Ian Maki and Darrin Newell, a married couple, whose post office address is 3 Picaflor Path, Santa Fe, NM 87506, grantor, and Black Dog Investments II LLC, a Florida Limited Liability Company, whose post office address is P. O. Box 952, Umatilla, FL 32784, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of Three Hundred Twenty-Five Thousand and 00/100 (\$325,000.00) 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 said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida to-wit:

**Lots 2, 3, 4, 17, 18 and 19, inclusive, Block 2, Re-Plat of "Coronet Park", according to the map or plat thereof as recorded in Plat Book 2, page 25, Public Records of Levy County, Florida.**

**Parcel Identification Number: 08816-000-00**

**SUBJECT TO** any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

**FURTHER SUBJECT TO** covenants, conditions, restrictions, easements, reservations and limitations of record, road rights of way and utility easements, and rules, regulations and permitting requirements of Suwannee River Water Management District, if any.

**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 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 31, 2024**.

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]  
Witness

[Signature]  
Ian Maki

Printed Name: Jesse Noel Herrera

Address: 7421 Cochran St NE

Albuquerque NM 87109

[Signature]  
Witness

[Signature]  
Darrin Newell

Printed Name: Rachel Herrera

Address: 7421 Cochran St NE

Albuquerque NM 87109

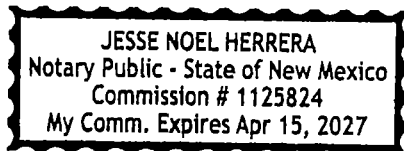
State of New Mexico

County of Santa Fe

The foregoing instrument was acknowledged before me by means of physical presence, this 01 day of April, 2025 by Ian Maki and Darrin Newell, who,

- are personally known to me, or
  - have produced Drivers License as identification
- [check applicable box]

[Notary Seal]



[Signature]  
Notary Public

Notary Printed Name: Jesse Noel Herrera

My Commission Expires: 04/15/2027