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FIRST  
INTERNATIONAL TITLE

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Prepared by and Return to:  
Angela Young, an employee of  
First International Title, LLC  
4701 SW College Road

Suite 103  
Ocala, FL 34474

File No.: 254711-53

### WARRANTY DEED

This indenture made on **May 01, 2025** by **Daniel Rizea and Tina Rizea, husband and wife and Liviu Costel Nastasa a/k/a Liviu Nastasa, a married man**, whose address is: 1175 Cahoon Rd. S., Jacksonville, FL 32221 hereinafter called the "grantor", to **Trevor Allday and Casey Allday, husband and wife**, whose address is: 14000 NW Highway 225, Reddick, FL 32685, 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 4, Block 3, VILLAGE OF GREEN THUMBS DEV. UNIT ONE**, according to the Plat thereof, recorded in **Plat Book 3, Page 41, of the Public Records of Levy County, Florida.**

Parcel Identification Number: 06322-009-00

**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 2024.

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

*[Handwritten Signature]*

Daniel Rizea

*[Handwritten Signature]*

Tina Rizea

*[Handwritten Signature]*

Liviu Costel Nastasa a/k/a Liviu Nastasa

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*

1st Witness Signature

*[Handwritten Signature]*

2nd Witness Signature

Print Name: Terry McCall

Print Name: Tina McCall

Address: 8178 Cayuga Trw  
Jacksonville, FL 32244

Address: 8178 Cayuga Trw  
Jax FL 32244

State of Florida

County of Duval

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or ( ) online notarization on 30 April 2025, by **Daniel Rizea and Tina Rizea and Liviu Costel**

**Nastasa a/k/a Liviu Nastasa**, who ( ) is/are personally known to me or who (  ) produced a valid Drivers Licenses / Passport as identification.

*[Handwritten Signature]*

Notary Public Signature  
Printed Name: Terry McCall  
My Commission Expires: 8/2/25

(NOTARY SEAL)

