

✓
R

Prepared by and return to
Terry Colavecchio, Esq.
Mellinger Title Services, LLC
1200 N. Federal Highway
Suite 300
Boca Raton, FL 33432

Parcel Identification Number: 08496-004-21

_____ [Space Above This Line For Recording Data] _____

WARRANTY DEED

This Warranty Deed Made this 5th day of June, 2025 by Prime Land USA LLC, a Wyoming Limited Liability Company hereinafter called the Grantor, whose post office address is 1309 Coffeen Avenue, Suite 14571, Sheridan, WY 82801

to. Nedeltcho Nedeltchev, a married man whose post office address is PO Box 282, Inglis, FL 34449 hereinafter called the Grantee,

WITNESSETH. That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 situated in Levy County, Florida, viz

TRACT 7 BEING PART OF TOWN SITE OF TUCKAHO, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 15, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA DESCRIBED AS: LOTS 21 THROUGH 36, BLOCK 4.

AND

THE EAST 1/2 OF CHALICE STREET LYING WEST OF AND ADJACENT TO LOTS 21 THROUGH 28, LESS THE NORTH 20.00 FEET THEREOF.

AND

THE WEST 10.00 FEET OF THE NORTH 145.00 FEET OF CLIFF STREET, LESS THE NORTH 20.00 FEET THEREOF AS VACATED IN OFFICIAL RECORDS BOOK 1029, PAGE 512, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

LESS DRAINAGE RETENTION AREA DEDICATED IN LEVY COUNTY DESCRIBED AS: THE NORTH 20.00 FEET OF LOTS 28 AND 29 AS RECORDED IN OFFICIAL RECORDS BOOK 1028, PAGE 45, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA

LESS RIGHT OF WAY DEDICATED TO LEVY COUNTY DESCRIBED AS: THE EAST 35.00 FEET OF THE SOUTH 5.00 FEET OF LOT 34; AND THE EAST 35.00 FEET OF LOTS 35 AND 36 AS RECORDED IN OFFICIAL RECORDS BOOK 1028, PAGE 55, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

The subject property is not the homestead, as defined under the Florida Constitution, of Grantor, his/her spouse or any minor children It is also not contiguous to the Homestead thereof.

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 12/31/2024, reservations, restrictions and easements of record, if any

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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

Amy Balsam
Witness
Witness Printed Name: Amy Balsam
Mailing Address: 4109 Cedarway Rd
Sandusky OH 44870

J R Keil
Prime Land USA LLC, a Wyoming limited liability company,
By Joseph Ryan Keil, its Authorized Member

Chris D. Gang
Witness
Witness Printed Name: Christopher D. Gang
Mailing Address: 1446 Forester Dr
Oregon OH 43616

State of Ohio
County of Lucas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 05th day of June, 2025 by Joseph Ryan Keil, Authorized Member of Prime Land USA LLC who is personally known or has produced DL Ohio as identification

Chris D. Gang
Notary Public

Seal:

