

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Ryan Despres**

475 Brickell Ave # 3512, Miami, FL 33131

Parcel ID # 03278-126-00

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 23 day of August, 2022, by **LOREN RICHARDSON**, whose mailing address is **244 Hidden Valley Rd. Charlestown, NH 03603** herein called the grantor, to **RXD Properties LLC**, a Florida Limited Liability Company, whose post office address is **475 Brickell Ave # 3512, Miami, FL 33131** hereinafter called the Grantees:

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of NINE THOUSAND NINE HUNDRED FORTY-SIX 83/100'S (\$9,946.83) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situate in Levy County, State of Florida, viz.:

**The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 12 South, Range 17, East, Levy County, Florida, a/k/a Tract No. 021.**

**Grantor covenants that the above described property is vacant land unimproved and is not adjacent to or contiguous to any homestead property owned by him.**

**SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD**

**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 grantees 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, and hereby 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 owing as of the date hereof.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary L. Allard  
Witness as to all #1 Signature

Mary L. Allard  
Witness #1 Printed Name

Lauren O. Davis  
Witness as to all #2 Signature

Lauren O. Davis  
Witness #2 Printed Name

Loren Richardson  
**LOREN RICHARDSON**

[Signature]

STATE OF: New Hampshire COUNTY OF: Sullivan

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of August, 2022, by **LOREN RICHARDSON**, who is personally known to me or has produced Driver's ID as identification.

SEAL

My Commission Expires:



Sherry Weinstein  
Notary Public

Sherry Weinstein  
Printed Notary Name

✓ R

**RXD PROPERTIES**  
777 BRICKELL AVE  
SUITE 500  
MIAMI, FL 33131