

Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615
(352) 565-7800
File No 23-236

✓ R

Parcel Identification No 07598-000-00

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st day of August, 2023 between BEACH HAVEN INVESTMENTS, LLC, a Florida Limited Liability Company, whose post office address is P.O. Box 4810, Santa Rosa Beach, FL 32459, of the County of Walton, State of Florida, Grantor, to SAMUEL STEGALL, whose post office address is 4821 Southwest 53rd Terrace, Trenton, FL 32693, of the County of Gilchrist, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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, Florida, to-wit:

Lots 22 and 23, Block B, Suwannee River Estates, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 58, of the Public Records of Levy County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jesus Moreno

WITNESS # 1 SIGN AND

PRINT NAME: Jesus Moreno

BEACH HAVEN INVESTMENTS, LLC, a Florida Limited Liability Company

By: _____
JEFFREY C. ELLIS, MGR

By: Heidi M Ellis
HEIDI M. ELLIS, MGRM

Zachary Ferrulli
WITNESS # 2 SIGN AND
PRINT NAME: Zachary Ferrulli

STATE OF Florida
COUNTY OF Walton

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 29 day of Aug, 2023 by () JEFFREY C. ELLIS, MGR of BEACH HAVEN INVESTMENTS, LLC and (x) ~~HEIDI M. ELLIS, MGRM~~ of BEACH HAVEN INVESTMENTS, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Zachary Ferrulli

Signature of Notary Public

Print, Type/Stamp Name of Notary

Zachary Ferrulli

Personally known: _____

OR Produced Identification: X

Type of Identification Produced: FL D.L.



ZACHARY FERRULLI
Commission # HH 161126
Expires August 4, 2025
Bonded Thru Budget Notary Services

Unofficial Copy

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS # 1 SIGN AND
PRINT NAME: Douglas Wright

[Signature]
WITNESS # 2 SIGN AND
PRINT NAME: Jarrod Wright

BEACH HAVEN INVESTMENTS, LLC, a Florida Limited Liability Company

By: [Signature]
JEFFREY C. ELLIS, MGR

By: _____
HEIDI M. ELLIS, MGRM

STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 29 day of August, 2023 by (x) JEFFREY C. ELLIS, MGR of BEACH HAVEN INVESTMENTS, LLC and (~~HEIDI M. ELLIS, MGRM~~) of BEACH HAVEN INVESTMENTS, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



DOUGLAS E. WRIGHT
Commission # HH 350706
Expires March 22, 2027

Personally known: _____
OR Produced Identification: X

Type of Identification Produced: FL DL

Official Copy