

Prepared by and return to:

Sonia Wiseman
 All Florida Homes Title, LLC
 20815 West Pennsylvania Avenue
 Dunnellon, FL 34431
 (352) 244-9135
 File No 2024-1017

Parcel Identification No 20286-000-00

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 28 day of March, 2024 between Christopher N. Neary, a single man, whose post office address is 4260 NW 31st Avenue, Bell, FL 32619, of the County of Gilchrist, the State of Florida and Lynn I. Neary now known as Lynn I. Davis, a single woman, whose post office address is 1026 Hampshire Avenue, Palm Bay, FL 32905, of the County of Brevard, the State of Florida and Theodore George Economos, a married man, whose post office address is Asgatan 23, Motala, Ostergotland, Sweden, 59135, Grantors, to Brian Lee Potance, a single man, whose post office address is 13050 Southeast 53rd Lane, Morriston, FL 32668, of the County of Levy, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lot 8, Block A, LANGLEY ESTATES, according to the plat thereof recorded in Plat Book 8, Page(s) 48, of the Public Records of Levy County, Florida.

Together with a 2007 Double Wide mobile home, Vin #: WHC016497GAA and WHC016497GAB.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor Theodore George Economos homestead address is: Asgatan 23, Motala, Ostergotland, Sweden, 59135

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

Subject to taxes for 2024 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
Christopher N. Neary

[Signature]
WITNESS # 1
PRINT NAME: Sonia Wiseman

20515 W. Pennsylvania Ave.
Dunnellon FL 34431
WITNESS 1 ADDRESS

[Signature]
WITNESS # 2
PRINT NAME: Louise Clegg

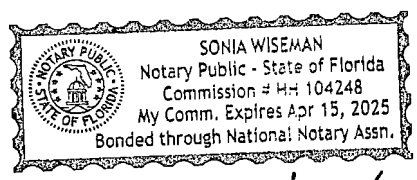
20515 W. Pennsylvania Ave
Dunnellon FL 34431
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 20 day of March, 2024, by Christopher N Neary.

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

Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: FLDL



u/p 4/15/2025

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

Signed, sealed and delivered in our presence:

Lynn I. Neary now known as Lynn I. Davis
Lynn I. Neary now known as Lynn I. Davis

Lisa Peaks
WITNESS # 1
PRINT NAME: Lisa Peaks

561 Coconut St SE
Palm Bay, FL 32909
WITNESS 1 ADDRESS

Hunter Betts
WITNESS # 2
PRINT NAME: Hunter Betts

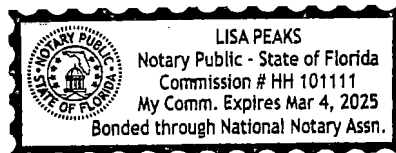
4211 Coconut Blvd
West Palm Beach, FL 33411
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of March, 2024, by Lynn I. Neary now known as Lynn I. Davis.

Lisa Peaks
Signature of Notary Public Lisa Peaks
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: FL Drivers License



Unofficial Copy

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

Signed, sealed and delivered in our presence:

Theodore George Economos

Theodore George Economos

Lisa Svanda

WITNESS # 1 Lisa Svanda
PRINT NAME: _____

NotaryCam 1360 Post Oak Blvd, Ste 100 MC # -143 Houston, TX 77056

WITNESS 1 ADDRESS

NotaryCam 1360 Post Oak Blvd, Ste 100 MC # -143 Houston, TX 77056

WITNESS 2 ADDRESS

Alejandra Kuchenbaur

WITNESS # 2
PRINT NAME: Alejandra Kuchenbaur

STATE/COUNTRY OF VIRGINIA

COUNTY/CITY OF FAIRFAX

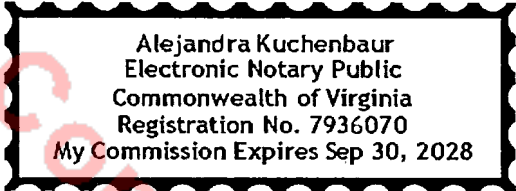
The foregoing instrument was acknowledged before me by means of ~~(2) physical presence~~ or online notarization this 21st day of March, 2024, by Theodore George Economos.

Alejandra Kuchenbaur

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

Alejandra Kuchenbaur
Personally Known: _____ OR Produced Identification:

Type of Identification
Produced: a passport



Completed via Remote Online Notarization using 2 way Audio/Video technology.