

Prepared by and return to:

Patrick Allen
Action Title Closing Services, LLC
8650 Northwest 172nd Lane
Fanning Springs, FL 32693
(352) 448-5799
File No 2024-595

Parcel Identification No 2136600000

\$ 189,000.00

[Space Above This Line For Recording Data]

NTS
1507 S ALEXANDER STREET
SUITE 102
PLANT CITY, FL 33563

WARRANTY DEED

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

This indenture made the 29th day of March, 2024 between Royal Arms, LLC, a Florida Limited Liability Company, whose post office address is 1037 North Halifax Drive, Ormond Beach, FL 32176, of the County of Volusia, State of Florida, Grantor, to The Riverwalk of Fanning Springs, LLC, a Florida Limited Liability Company, whose post office address is 730 East Wade Street, 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:

Parcel 1:

Lot 71, Silver Oaks Subdivision, Phase 3, according to the plat thereof, as recorded in Plat Book 9, Page(s) 46, of the Public Records of Levy County, Florida.

Parcel 2:

Lot 56, Silver Oaks Subdivision, Phase 3, according to the plat thereof, as recorded in Plat Book 9, Page(s) 46, of the Public Records of Levy County, Florida.

Parcel 3:

Lot 57, Silver Oaks Subdivision, Phase 3, according to the plat thereof, as recorded in Plat Book 9, Page(s) 46, of the Public Records of Levy County, Florida.

Parcel 4:

Lot 58, Silver Oaks Subdivision, Phase 3, according to the plat thereof, as recorded in Plat Book 9, Page(s) 46, of the Public Records of Levy County, Florida.

Parcel 5:

Lot 63, Silver Oaks Subdivision, Phase 3, according to the plat thereof, as recorded in Plat Book 9, Page(s) 46, of the Public Records of Levy County, Florida.

Parcel 6:

Lot 64, Silver Oaks Subdivision, Phase 3, according to the plat thereof, as recorded in Plat Book 9, Page(s) 46, of the Public Records of Levy County, Florida.

Parcel 7:

Lot 95, Silver Oaks Subdivision, Phase 3, according to the plat thereof, as recorded in Plat Book 9, Page(s) 46, 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 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 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:

Royal Arms, LLC, a Florida Limited Liability Company

By: Lois Buckley
Lois Buckley, Manager

Malisa Roberts
WITNESS
PRINT NAME: Malisa Roberts

Terri Anderson
WITNESS
PRINT NAME: Terri Anderson

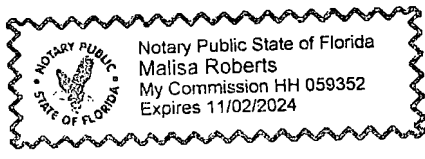
8650 NW 172nd Lane
Fanning Springs, FL 32693
WITNESS 1 ADDRESS

8650 NW 172nd Ln
Fanning Springs, FL 32693
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 29th day of March, 2024 by Lois Buckley, Manager of Royal Arms, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

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



Personally known: X
OR Produced Identification: _____
Type of Identification Produced: _____