

Prepared By:

Richard Stephens, Managing Member
Eleven24 Holdings
8651 Highway N Suite 100-235
Lake St. Louis, MO 63367-4057

WHEN RECORDED RETURN TO:

Victoria Nichole Walker Acevedo
3423 Landover Blvd
Spring Hill, FL 34609

WARRANTY DEED

THIS WARRANTY DEED dated 24th of November 2022,

THE GRANTOR(S),

- Eleven24 Holdings LLC, a Missouri Limited Liability Company, with
a mailing address of 8651 Highway N Suite 100-235 Lake St. Louis, MO
63367-4057

WITNESSETH: That the Grantor, for and in consideration of the sum of
\$33,500 and other valuable consideration, receipt and sufficiency which is
hereby acknowledged, has granted, bargained, sold, remised, released,
conveyed, and confirmed unto the Grantee, Julio Angel Acevedo Acevedo
and Victoria Nichole Walker Acevedo, husband and wife, with postal
mailing address of 3423 Landover Blvd Spring Hill, FL 34609

the following described land situated in County of Citrus, State of Florida,
to-wit:

Parcel ID: 17E17S15 1A000 0430

SEE EXHIBIT "A"

Parcel ID: 17E17S15 1A000 0430

Commonly known as 8407 W CANDLEGLOW ST , CRYSTAL RIVER 34428

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

TO HAVE AND TO HOLD grantors interest in the aforementioned
premises unto the grantee, his heirs and assigns 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.

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

Signed, sealed and delivered in our presence:

Grantor Signature:



Richard Stephens, Managing
Member
Eleven24 Holdings
8651 Highway N Suite 100-235
Lake St. Louis MO 63367-4057

Witnesses:



Witness

Printed

Name:



Witness

Printed

Name:

James Miller

STATE OF MISSOURI

COUNTY OF St Charles

I, Mark Eugene Wiegard a Notary Public, do hereby certify that
Richard Stephens, managing member personally
appeared before me this day and acknowledged the due execution of the
foregoing instrument. Witness my hand and (where an official seal is
required by law) official seal

This the 29th day of Nov 2022 (year).

(Official seal.)

Mark Eugene Wiegard
Notary Public Signature

Printed Name: Mark Eugene Wiegard

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|---|
| MARK EUGENE WIEGARD Notary Public - Notary Seal State of Missouri Commissioned for St. Charles County My Commission Expires: August 06, 2023 Commission Number: 18237985 |
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My Commission Expires: 08/06/2023

EXHIBIT "A"

A tract of land lying in the Northeast 1/4 of Section 15, Township 17 South, Range 17 East, Citrus County, Florida, and being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence North 89 degrees 24' 30" West, 695.96 feet to the Point of Beginning; Thence South 00 degrees 35' 27" West, 569.49 feet; thence South 89 degrees 24' 30" East 200.00 feet, to the Point of Beginning, also known as Lot 43 of SEVEN RIVER HEIGHTS, an unrecorded subdivision.

AND

A tract of land lying in the Northeast 1/4 of Section 15, Township 17 South, Range 17 East, Citrus County, Florida, and being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence North 89 degrees 24' 30" West, 895.96 feet to the Point of Beginning; Thence South 00 degrees 35' 27" West, 569.49 feet; thence South 89 degrees 24' 30" East 200.00 feet, to the Point of Beginning, also known as Lot 44 of SEVEN RIVER HEIGHTS, an unrecorded subdivision.

LEGAL DESCRIPTION
8407 WEST CANDLEGLOW STREET
CRYSTAL RIVER, FLORIDA 34428