

REC. \$18.50  
DOC. \$ .70  
INDEX \$ 0.00

**Total \$19.20**

PREPARED BY, RECORD  
AND RETURN TO:  
  
R. WILLIAM FUTCH, P.A.  
DAVIS R. WATSON III, Esquire  
2201 S. E. 30<sup>th</sup> Avenue  
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Ocala, Florida 34471  
(352) 732-8080  
Email: [davis@daviswatsonlaw.com](mailto:davis@daviswatsonlaw.com)  
Florida Bar No.: 117996

**NOTE TO CLERK: THIS IS A DEED FROM THE GRANTOR TO A LIMITED LIABILITY COMPANY OWNED BY GRANTOR ON UNENCUMBERED PROPERTY AND IT IS THEREFORE EXEMPT FROM DOCUMENTARY STAMP TAX.**

**WARRANTY DEED**

**THIS INDENTURE**, made this 24<sup>th</sup> day of February, 2023, between **DADDA HOLDINGS, LLC, a Florida limited liability company**, Grantor, whose post office address is P.O. Box 2066, Lecanto, Florida 34460 to **DADDA HOLDINGS 2823, LLC, a Florida limited liability company**, whose post office address is P.O. Box 2066, Lecanto, Florida 34460, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

**WITNESSETH**, that said Grantors, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that certain land situate in Citrus County, Florida, to-wit:

**Lot 30, MONTEZUMA WATERS MOBILE HOME ESTATES, a subdivision according to the plat thereof recorded in Plat Book 4, Page 141, of the Public Records of Citrus County, Florida.**

F.S. Section 689.02 required information:  
Property Appraiser's Parcel I.D. Number: 17E18S190020 0300.

THIS INSTRUMENT WAS PREPARED FROM A LEGAL DESCRIPTION PROVIDED TO R. WILLIAM FUTCH, P.A. BY GRANTEES AND NO TITLE SEARCH NOR OPINION AS TO THE STATUS OF TITLE HAS BEEN GIVEN BY THE PREPARER OF THIS INSTRUMENT. THE PREPARER OF THIS DEED ASSUMES NO LIABILITY WHATSOEVER FOR THE ACCURACY OF THE LEGAL DESCRIPTION OR THE STATUS OF TITLE TO THE PROPERTY.

SUBJECT TO:

1. Ad valorem taxes for 2023 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property, and any Easements, Reservations, Declaration of Covenants, Conditions and

Restrictions and Riparian rights of record, if any, but this Deed shall not serve to reimpose same.

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

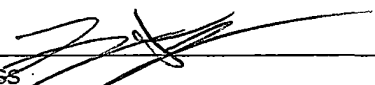
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with Grantees that Grantors are lawfully seized of said land in fee simple; that the Grantors have 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 and assessments accruing subsequent to December 31, 2022.

Grantor and Grantee are used for singular or plural, as context requires.

**IN WITNESS WHEREOF**, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Witness 

**Tommy D. Permenter, Jr.**

Print Name

Witness 

Print Name  
Jennifer G. Marcel

STATE OF FLORIDA  
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization by DACELIN ST MARTIN, as Manager of JAMERITIA, LLC, a Florida limited liability company, being the Manager of DADDA HOLDINGS, LLC, a Florida limited liability company who is personally known to me (Yes \_\_\_\_\_ No \_\_\_\_\_) to be the person described in and who executed the foregoing instrument, OR who has produced \_\_\_\_\_ as identification and who acknowledged before me that they executed same for the purposes expressed herein.


WITNESS my hand and official seal in the County and State last aforesaid this 24th day of February, 2023.

GRANTOR:

DADDA HOLDINGS, LLC,  
a Florida limited liability company

BY JAMERITIA, LLC,  
a Florida limited liability company,  
as Manager of DADDA HOLDINGS, LLC

BY   
DACELIN ST MARTIN, as Manager

  
Notary Public, State of Florida  
My Commission Expires:

