

Prepared by and return to:
Wendy M. Wilson
Florida Direct Title, Inc.
930 North Congress Avenue
Suite 220
Boynton Beach, FL 33426
(561) 421-4110
File No. 2025-04-2416

Parcel Identification No. 17E-17S-20-0210-00010-0160

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WARRANTY DEED

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

This indenture made the 23rd day of May, 2025 between Rany Investments Corp Inc., a Florida Corporation, whose post office address is 810 East 39th Place, Hialeah, FL 33013, of the County of Miami-Dade, State of Florida, Grantor, to Thomas 4 Construction, LLC, a Florida Limited Liability Company, whose post office address is 3558 North Citrus Avenue, Crystal River, FL 34428, of the County of Citrus, 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 Citrus County, Florida, to-wit:

Lot 16, Block 1, CRYSTAL MANOR UNIT NO. 1, according to the map or plat thereof as recorded in Plat Book 8, Pages 82 through 92, inclusive, of the Public Records of Citrus County, Florida.

Commonly known as: 10088 W Ernie Ct, Crystal River, FL 33428

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

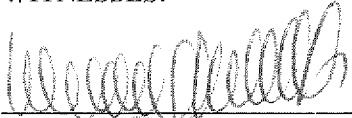
TO HAVE AND TO HOLD the same in fee simple forever.

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.

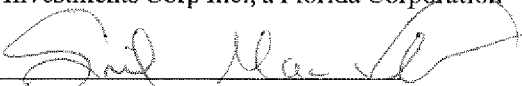
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

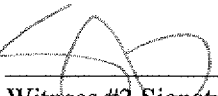
Signed, sealed and delivered in our presence:

WITNESSES:


Witness #1 Signature
Printed Name: Wendy M. Wilson
Address: 930 N. Congress Ave #220
Baynton Beach FL 33426

Rany Investments Corp Inc., a Florida Corporation

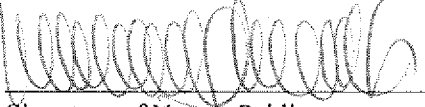
By: 
Grisell MacWilliams, Director


Witness #2 Signature
Printed Name: Stephanie A. Young
Address: 930 N. Congress Ave #220
Baynton Beach FL 33426

STATE OF FLORIDA

COUNTY OF ~~PALM BEACH~~ Broward

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 23 day of May, 2025, by Grisell MacWilliams, Director of Rany Investments Corp, a FL Corporation, on behalf of the corporation, () who is/are personally known to me or (☒) who has/have produced Drivers License as identification.


Signature of Notary Public
Wendy M. Wilson
Print, Type/Stamp Name of Notary

