

Prepared by and return to:  
**Jessica Ramos, an employee of,  
Your Title Group, LLC  
12301 Lake Underhill Road, Ste 213  
Orlando, FL 32828  
(407) 982-7261  
File Number: 2026-004**

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## Warranty Deed

**This Warranty Deed is made this 28th day of January, 2026 between Freedom Lots USA LLC, a Florida Limited Liability Company, whose post office address is: 101 Marketside Avenue, Suites 404-264, Ponte Vedra, Florida 32081, hereinafter referred to as Grantor(s), and Stephanie G. Jolly-Stepp, a married woman, whose post office address is: 10125 West Riverwood Drive, Crystal River, Florida 34428, hereinafter referred to as Grantee(s).**

**(Whenever used herein the terms "Grantors" and "Grantees" include singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)**

**Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida to-wit:**

**Property Address: 9176 W Hercules Lane, Crystal River, Florida  
34428**

**Lot 7 of Foxcroft Acres, an unrecorded subdivision further described as follows:**

**Commence at the intersection of the North right of way line of State Road No. 488 and the East line of Section 16, Township 17 South, Range 17, East, thence South 55 Degrees 51 Minutes, 10 Seconds West, along said North right of way line 2115.93 feet, thence North 0 Degrees 08 Minutes 01 Seconds East, 2026.07 feet, to the North line of the Southeast 1/4 of Section 16, Township 17 South, Range 17 East, thence South 89 Degrees 10 Minutes 10 Seconds East, along said North line 750.00 feet to the point of Beginning, thence continue South 89 Degrees 10 Minutes 10 Seconds East 150.00 feet, thence South 0 Degrees 08 Minutes 01 Seconds West, 300.00 feet, thence North 89 Degrees 10 Minutes 10 Seconds West, 150.0 feet, thence North 0 Degrees 08 Minutes 01 Seconds East, 300.00 feet to the Point of Beginning.**

**Subject to an Easement across the North 25 feet and the East 25 feet thereof.**

**Parcel ID #: 17E17S16210000070**

**Said property is not the Homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) or any member of the Household of Grantor(s) reside thereon.**

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 covenants with said Grantees that the Grantors is lawfully seized of said land in fee simple; that the Grantors has good right and lawful authority to sell and convey said land; that the Grantors 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, except taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in our presence:

Freedom Lots USA LLC, a Florida  
Limited Liability Company

Victoria Henderson

[Signature]

By: Christopher C. Nowak, as Authorized  
Member

Witness Printed Name: Victoria Henderson

Witness Address: The UPS Store #4898  
101 Marketside Ave. Ste. 404  
Ponte Vedra, FL. 32081

[Signature]

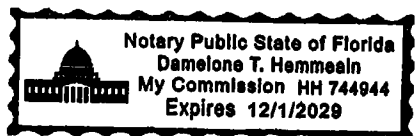
Witness Printed Name: Cameron M. Gashks

Witness Address: The UPS Store #4898  
101 Marketside Ave. Ste. 404  
Ponte Vedra, FL. 32081

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 28 day of January, 2026 by means of [] physical presence or [] online notarization by Christopher C. Nowak, as Authorized Member of Freedom Lots USA LLC, a Florida Limited Liability Company, who is/are personally known to me or who produced Drivers License as identification.

(SEAL)



Notary Public: Damelone Hemmealn

Print Name: Damelone Hemmealn

My Commission Expires: 12/01/2029