

Rec. 18⁵⁰
Doc. 070

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This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
McGraw Rauba Mutarelli PA
35 SE 1st Avenue, Suite 102
Ocala, FL 34471
352-789-6520

QUITCLAIM DEED

THIS QUITCLAIM DEED, made the 28th day of February, 2024, between, **R EDWARDS AND DAUGHTERS DEVELOPMENT LLC**, a Florida limited liability company, whose address is 4190 SW 112th Lane, Ocala, FL 34476 (“Grantor”) to **MOUNTIE INVESTMENT GROUP LLC**, a Florida limited liability company, whose address is 4190 SW 112th Lane, Ocala, FL 34476, (“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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby remise, release, and quit claim unto Grantee forever, all the right, title, interest, encumbrances, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Levy County, Florida, to wit:

Lot 17, Block 81, Williston Highlands Golf and Country Club Estates, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 67, 67A through 67M, inclusive, of the Public Records of Levy County, Florida.

Parcel ID#: 09258-016-00

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, encumbrances, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

THIS INSTRUMENT WAS PREPARED FROM A LEGAL DESCRIPTION PROVIDED TO MCGRAW RAUBA MUTARELLI PA BY GRANTOR AND NO OPINION AS TO THE STATUS OF TITLE HAS BEEN GIVEN BY THE PREPARER OF THIS INSTRUMENT.

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

R EDWARDS AND DAUGHTERS DEVELOPMENT LLC, a Florida limited liability company

BY Rafael I. Edwards

RAFAEL I. EDWARDS, as Manager

Cody Zug

Witness
Cody Zug

Print Name
P. O. Box 3204, Hampton Va 23663

Address
Rebekah Louise Zug Napier

Witness
Rebekah Louise Zug Napier

Print Name
5901 Old Ave, Newport News Virginia 23605

Address

STATE OF Virginia
COUNTY OF Newport News City

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, this 28th day of February, 2024 by **RAFAEL I. EDWARDS, as Manager of R EDWARDS AND DAUGHTERS DEVELOPMENT LLC, a Florida limited liability company**, who is known to me (YES NO []) to be the person described in and who executed the foregoing instrument, OR who has produced drivers license as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of February, 2024.

Rebekah Louise Zug Napier

Rebekah Louise Zug Napier (Print Name)

Notary Public, State of Virginia

My Commission Expires: 05/31/2024

Commission Number: 7870056

