

Prepared by and Recording requested by:
Tricia Hicks
Omega National Title Agency, LLC
913 Gulf Breeze Parkway
Suite 30
Gulf Breeze, FL 32561

File Number: ONTA-GB-2024-28
Parcel ID: 21-1S-17-04560-005
Consideration: \$135,000.00
Deed Doc Stamps: 945.00

General Warranty Deed

MADE this 26th day of September, 2024, by **Macknjill LLC, a South Dakota Limited Liability Company**, (henceforth referred to as "Grantor") of **1023 Santa Anita Street, Oceanside, CA 92058**, for consideration paid, grant to **Mondragon Keep LLC, a Florida limited liability company LLC**, (henceforth referred to as "Grantee") of **6526 Old Brick Road, 120-278, Windermere, FL 34786**, with **WARRANTY COVENANTS**:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Columbia, Florida, viz:

That portion of the North ½ of the North ½ of the Northeast ¼ of Section 21, Township 1 South, Range 17 East, Columbia County, Florida. Lying East of the maintained right-of-way line of NE Omar Terrace.

AND the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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 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, except taxes accruing subsequent to: December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed, and Delivered in our presence.


Witness #1:

Signature: 
Print: DANIEL QUINTONES
Address: PO BOX 26334
SAN DIEGO, CA 92196

Macknjill LLC, a South Dakota Limited Liability Company

By: 
Robert Burkhart, Sole Manager

Witness #2:

Signature: 
Print: Alijah McKnight
Address: 92058 oak D/1 A11

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this ____ day of September, 2024 by **Robert Burkhart, Manager of Macknjill LLC, a SD Limited Liability Company**, on behalf of the Limited Liability Company.

Signature of Notary Public _____
Print, Type/Stamp Name of Notary _____

Personally known: _____
OR Produced Identification: _____

Type of Identification Produced: _____

See Attached
Acknowledgement

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN Diego

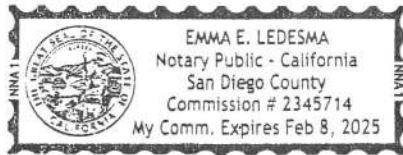
On 09/26/2024 before me, Emma E. Ledesma, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Robert Burk Hart
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: N/A

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____