

Prepared by and return to:

Todd Conte
Magnolia Closing Co
2703 Kurt Street
Eustis, FL 32726
(352) 354-2575

File No 1-25-10015

Total Consideration: 52,000.00

Parcel Identification No 19-2S-17-04736-107

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the **24th January 2025** between **Plot Plaza, LLC**, a Texas Limited Liability Company, whose post office address is **7711 Reseda Street, Sugar Land, TX 77479**, Grantor, to **Monifa Young**, an unmarried woman, whose post office address is **1909 Oakbluff Way Southwest, Austell, GA 30106**, 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 Columbia, Florida, to-wit:

LOT 7, FALLING CREEK, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 74 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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; and that said land is free of all encumbrances.

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:

[Signature]
WITNESS Signature

Denas Hussain
WITNESS Printed Name

7711 Resada Street
WITNESS address Sugarland TX 77479

[Signature]
WITNESS Signature

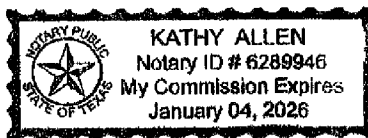
Kathy Allen
WITNESS Printed Name

2106 Banister Cr
WITNESS address Katy TX 77494

STATE OF TEXAS
COUNTY OF FORT BEND

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of January, 2025 by Farhan Bakht, Manager of Plot Plaza, LLC, a TX Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public Kathy Allen
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: Drivers License