



Official Records File#2025005848 Page(s):3  
Jerald D Bryant, Clerk of the Circuit Court & Comptroller  
Okeechobee, FL Recorded 5/30/2025 9:48 AM  
Fees: RECORDING \$27.00 D DOCTAX PD \$0.00

Parcel ID Number: 1-14-37-35-0A00-00018-D000  
*27.10*

Prepared by and return to:  
STEPHEN BURK  
Okee-Tantie Title Company, Inc.  
105 NW 6th Street  
Okeechobee, Florida 34972  
FILE NO. 43018

Official Records Filed#2025005506 Page(s):3  
Jerald D Bryant  
Clerk of the Circuit Court & Comptroller  
Okeechobee, FL Recorded 5/21/2025 2:42 PM  
Fees: RECORDING \$27.00 D DOCTAX PD \$0.70

## Warranty Deed

This Indenture, Executed this May 19, 2025 A.D. Between

**JOHN JARIEL ,INDIVIDUALLY AND AS TRUSTEE OF VICTORY BAPTIST CHURCH 2003  
CHURCH TRUST, DATED AUGUST 7, 2003,**

whose address is 945 NE 28TH AVENUE, Okeechobee, Florida 34972, hereinafter called the grantor, to

**NEFERTARI RANCH LLC, A FLORIDA LIMITED LIABILITY COMPANY,**

whose post office address is: P.O.BOX 8, Fort Pierce, Florida 34954, hereinafter called the grantees:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

Parcel ID Number: 1-14-37-35-0A00-00018-D000

**This deed being re-recorded to correct name of Grantor**

**The deed being re-recorded to correct address of Grantee**

**Subject to covenants, restrictions, easements of record and taxes for the current year.**

**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 grantees 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, 2025.

**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:*

Sylvia B Vasquez  
Witness Signature

Sylvia B. Vasquez  
Witness Printed Name

105 NW 6TH ST  
Address OKEECHOBEE, FL 34972

City, State, Zip

Sonsun B Burk  
Witness Signature

SONSUN BURK  
Witness Printed Name

105 NW 6TH ST  
Address OKEECHOBEE, FL 34972

City, State, Zip

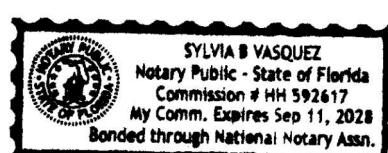
State of Florida  
County of Okeechobee

The foregoing instrument was acknowledged before me by means of X physical presence or [ ] online notarization, this May 20, 2025, by JOHN JARIEL ,INDIVIDUALLY AND AS TRUSTEE OF VICTORY BAPTIST CHURCH 2003 CHURCH TRUST, DATED AUGUST 7, 2003, who produced a drivers license as identification.

John Jariel (Seal)  
JOHN JARIEL ,INDIVIDUALLY AND AS TRUSTEE OF  
VICTORY BAPTIST CHURCH 2003 CHURCH TRUST,  
DATED AUGUST 7, 2003  
Address: 945 NE 28TH AVENUE, Okeechobee, Florida 34972

Sylvia B Vasquez  
Notary Public  
Print Name: Sylvia B. Vasquez

My Commission Expires \_\_\_\_\_



**Exhibit "A"**

Commencing at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 37 South, Range 35 East, run thence South along the East boundary line of said Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4, Section 14, and the center line of Ellerbee Road for a distance of 528.70 feet for Point of Beginning, thence continue South for a distance of 527.58 feet; thence run South 89 degrees 52 minutes 20 seconds West parallel with the North boundary line of said Northeast 1/4 of Southwest 1/4 of the Northeast 1/4 for a distance of 658.61 feet more or less to a point on the West boundary line of said Northeast 1/4 of the Southwest 1/4, thence run North 0 degrees 01 minutes 54 seconds West along said West boundary line of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 for a distance of 527.58 feet, thence run North 89 degrees 52 minutes 20 seconds East for a distance of 658.88 feet to Point of Beginning, Less the East 30.00 feet reserved for a road easement. Lying in and comprising a part of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4, Section 14, Township 37 South, Range 35 East, Okeechobee County, Florida.

LESS AND EXCEPT the following described property:

A parcel of land lying in the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 37 South, Range 35 East, Okeechobee County, Florida. Being more particularly described as follows: Commencing at the Northeast corner of the said Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 14, bear South along the East boundary of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 14 and the centerline of Ellerbee Road, a distance of 528.70 feet to the Point of Beginning; thence continue South along aforescribed line, a distance of 100 feet; thence bear South 89 degrees 52 minutes 20 seconds West along a line parallel with the North boundary line of the Northeast 1/4 of Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 465.60 feet; thence bear North along a line parallel with the East boundary line of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 100.00 feet; thence bear North 89 degrees 52 minutes 20 seconds East, a distance of 465.60 feet to the Point of Beginning. The East 30.00 feet reserved for a road easement.

TOGETHER WITH THAT CERTAIN MOBILE HOME DESIGNATED AS FOLLOWS:

YEAR: 1995  
MAKE: FLEE  
ID# GAFLR35A08690HH & GAFLR35B08690HH  
TITLE # 67068634 & 67068635

WHICH MOBILE HOME IS PERMANENTLY AFFIXED TO SAID LAND

File Number: 43018

Legal Description with Non Homestead  
Closer's Choice