



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

Official Records File#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

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

27.50
1

Warranty Deed

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

**JOHN JARRIEL ,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 grantee:

(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 grantee, 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 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, 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

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

Sonsun 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 JARRIEL, INDIVIDUALLY AND AS TRUSTEE OF VICTORY BAPTIST CHURCH 2003 CHURCH TRUST, DATED AUGUST 7, 2003, who produced a drivers license as identification.

Sylvia B Vasquez
Notary Public
Print Name: Sylvia B. Vasquez
My Commission Expires

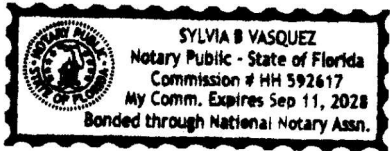


Exhibit "A"

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