

This instrument prepared by/Return to:  
Clayton H. Blanchard, Jr., P.A.  
35 East Pinehurst Blvd.  
Eustis, Florida 32726

Parcel ID #: 1119260100-079-00002

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## Special Warranty Deed

**This Indenture**, made effective the 21<sup>st</sup> day of April 2025, by and between **Eustis Rides LLC**, a Florida limited liability company, whose address is *222 South Bay Street, Eustis, FL 32726*, ("Grantor") and **Lois Lane Properties, LLC**, a Florida limited liability company, whose address is *Post Office Box 7, Eustis, FL 32727*, ("Grantee").

**Witnesseth** that Grantor, in consideration of the sum of \$10.00 and other valuable consideration, to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its heirs and assigns forever, the following described property situate in Lake County, Florida:

**The East 132 feet of the South 200 feet of Block 79, Map of the Town of Eustis, according to the map or plat thereof as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.**

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining. Grantor, warrants against only the lawful claims of all persons claiming by, through or under Grantor.

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, HOWEVER THIS REFERENCE SHALL NOT SERVE TO REIMPOSE SAME.

(This space intentionally left blank)  
(Signature page to follow)

**In Witness Whereof**, Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the 21st day of April 2025.

Signed, sealed and delivered  
in the presence of:

Sign *Tiffany S. Lee*  
Print **Tiffany S. Lee**  
**35 E. Pinehurst Blvd.**  
**Eustis, FL 32726**

Sign *Clayton H. Blanchard, Jr.*  
Print **Clayton H. Blanchard, Jr.**  
**35 E. Pinehurst Blvd.**  
**Eustis, FL 32726**

**Eustis Rides LLC,**  
**a Florida limited liability company**

By: *Jacqueline Monroe*  
**Jacqueline Monroe**  
**Member**

By: *Steven T. Monroe*  
**Steven T. Monroe**  
**Member**

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of April 2025, by **Jacqueline Monroe and Steven T. Monroe as Members of Eustis Rides LLC, a Florida limited liability company**,  who are personally known to me or  who have produced driver licenses as identification.

*Clayton H. Blanchard, Jr.*  
NOTARY PUBLIC  
**Clayton H. Blanchard, Jr.**

Type/Print Name  
My Commission Expires:

