

DAD SIG LLC

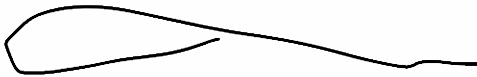
hideawayspringside@gmail.com

352-356-8850

Docket No. 20260054-WS

The following is the warranty deed that will be filed with the Levy County Clerk of the Court after closing.

Thaddeus W. Tisdale
Managing Member
DAD SIG LLC
6/18/26

A handwritten signature in black ink, appearing to read 'Thaddeus W. Tisdale', with a long, horizontal, wavy line extending to the right.

Prepared By & Return To:
Sandra Darley, Employee of
Lake Area Title Services, Inc.
7404 State Road 21
Keystone Heights, FL 32656
File No: **2026-2326**

Warranty Deed

Made this ____ day of _____, 2026, by **FIMC Hideaway, Inc., a Florida Corporation**, whose mailing address is **4314 Northwest 93rd Avenue, Gainesville, FL 32605**, hereinafter called the grantor, to **DAD SIG, LLC, a Florida Limited Liability Company**, whose mailing address is **P. O. Box, Keystone Heights, FL 32656**, 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 and 00/100 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 situated in **Levy County, Florida**, to-wit:

(See description attached hereto as Exhibit "A")

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.

Warranty Deed
Page 2

Signed, Sealed and Delivered in Our Presence:

FIMC Hideaway, Inc.

Signature of 1st Witness

By: _____
Amy Tate, Vice President

Printed Name of 1st Witness

Address

Signature of 2nd Witness

Printed Name of 2nd Witness

Address

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by **Amy Tate, Vice President of FIMC Hideaway, Inc.** who ☐ is personally known or ☐ has produced a driver's license as identification.

[Seal]

Notary Public
My Commission Expires:

Exhibit "A"

Parcel 1:

The following described part of the South 1/2 of the Southeast 1/4 of Section 25, Township 11 South, Range 13 East, Levy County, Florida: Commencing at the Southeast corner of said Section 25, thence North 00°08'59" East, 1201.86 feet to the Southeast corner of Springside , a subdivision, recorded in Plat Book 6, Pages 58 & 59, of the Public Records of Levy County, Florida; thence North 89°39'57" West, along the South line of said Springside subdivision 1471.08 feet to the Southwest corner of Lot 87 of said Springside subdivision and the Point of Beginning; thence continue North 89°39'57" West, along said South line, 79.96 feet; thence North 89°39'45" West, along said South line, 4.10 feet; thence South 00°07'26" East, 455.39 feet; thence North 89°52'34" East, 55.49 feet; thence South 00°19'31" West, 95.06 feet; thence South 89°39'57" East 40.84 feet; thence South 00°20'03" West, 11.98 feet; thence South 89°39'57" East, 386.46 feet; thence North 00°20'03" East, 11.98 feet; thence South 89°39'57" East, 97.70 feet; thence North 00°19'31" East, 175.00 feet; thence North 89°39'57" West, 500.00 feet; thence North 00°19'31" East, 375.00 feet to the Point of Beginning.

Parcel 2:

Lots 23 and 24, SPRINGSIDE, A MOBILE HOME SUBDIVISION, as per plat thereof, as recorded in Plat Book 6, Pages 58 and 59, of the Public Records of Levy County, Florida.

Parcel 3:

Begin at the Northwest corner of Lot 76 of HIDEAWAY UNIT 3, as per plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Levy County, Florida; thence South 00°14'13" East, along the West line of said Lot 76, a distance of 105.67 feet to the Northern right of way line of Mimosa Street; thence North 89°59'47" West along said Northerly right of way line 202.12 feet to the point of curvature of a curve concave Northeasterly and having a radius of 25.00 feet; thence Westerly and Northerly along the arc of said curve 39.14 feet through a central angle of 89°42'19" to the point of tangency and the Easterly right of way line of Manatee Avenue; thence North 00°17'28" West along said Easterly right of way line 79.35 feet; thence North 89°38'13" East 227.09 feet to the Point of Beginning.

Parcel 4:

Tract A as shown on the plat of HIDEAWAY UNIT 2, as per plat thereof, as recorded in Plat Book 5, Page 47, of the Public Records of Levy County, Florida.

Parcel 5:

Commence at the Southwest corner of Lot 68, HIDEAWAY UNIT 2, as per plat thereof, recorded in Plat Book 5, page 47, of the Public records of Levy County, Florida, run thence South 89°38'13" West and parallel to the South line of Magnolia Street, a distance of 150 feet to a point in the East line of Manatee Avenue if it were extended Southerly; thence North 00°14'28" West along said right of way line, a distance of 105.00 feet to a point in the South line of Magnolia Street; thence South 89°38'13" East along the South line of Magnolia Street, a distance of 150 feet to the Northwest corner of said Lot 68, thence South 00°14'28" East, along the West line of said Lot 68, to the Southwest corner thereof and the Point of Beginning. Said parcel being within HIDEAWAY UNIT 3, as per plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Levy Count, Florida and a part and portion of the SE 1/4 of NE 1/4 of SE 1/4 of Section 25, Township 11 South, Range 13 East, Levy County, Florida.

Tax Parcel Number: 000930000