

RECORD & RETURN TO:  
This instrument prepared by:

R ✓  
Nancy J. Sullivan  
20638 NW 78<sup>th</sup> Ave  
Alachua, FL 32615  
Parcel No. 16-12-17-03416-186-00

### WARRANTY DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS WARRANTY DEED made this 7th day of April, 2009  
by David Nichols, a single man, hereinafter called Grantor, whose address is PO Box 1058, Archer, FL 32618, and Southern Forest Grove, LLC, hereinafter called Grantee, whose address is 20638 NW 78<sup>th</sup> Ave, Alachua, FL 32615.

WITNESSETH, That said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Levy County, Florida, viz:

Tract 168 University Estates, Legally Describes as:  
SEC: 16, TWP: 12, RNG: 17  
16-12-17 0001.25 ACRES  
S1/2 OF SE1/4 OF NE1/4 OF  
SW1/4 OF NW1/4  
OR BOOK 1090 PAGE 133.

BEING the same property described in the deed recorded in Official Records Book 868 Page 1158, of the Public Records of Levy County, Florida.

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 the 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 current and all subsequent years' taxes, reservations, restrictions and easements of record, if any.

This instrument prepared at the direction of the parties and on information and a description provided by Grantor, without benefit of a title search, neither party requesting any title search. The above description herein is the same as the previous deeds of

record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

*S. Williams*  
Witness 1 signature:  
Print name: S. Williams

*David Nichols*  
David Nichols, Grantor

*Anita Douglas*  
Witness 2 signature:  
Print name: Anita Douglas

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 8 day of April, 2009, by David Nichols, who is ( ) personally known to me or ☒ produced a driver's license as identification.

*S. Williams*  
NOTARY PUBLIC, STATE OF FLORIDA

Print, type or stamp commissioned name of notary  
