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This instrument prepared by and return to:
Adam C. Henderson
Levy Abstract & Title Company
13 East Park Ave., Chiefland, FL 32626
T-3395

WARRANTY DEED

THIS WARRANTY DEED made this 9th day of April, A. D. 2009, by **ISTVAN S. DUDAS and FAYE DUDAS, husband and wife**, hereinafter called the grantor, to **GENE DELOIN RATCLIFF, WANDA KAY MARCONYAK, LYNN SHANE RATCLIFF, PATSY L. LOVVORN and CHARLES T. LOVVORN, JR.**, whose address is 114 East Azalea Ave., Foley, AL 36235, hereinafter called the grantee:

(Wherever used herein the terms "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 \$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 Levy County, Florida to-wit:

Lots 14 thru 30, inclusive, Block A, SUWANNEE RIVER ESTATES, according to the plat thereof recorded in Plat Book 2, Page 58, Public Records of Levy County, Florida, LESS the right of way of State Road 55 (U.S. Highway No. 19).

And

Lots 41, 42 and 43, Block A, SUWANNEE RIVER ESTATES, according to the plat thereof recorded in Plat Book 2, Page 58, Public Records of Levy County, Florida.

Parcel Account Number: 07593-000-00, 07595-000-00, 07596-000-00, 07588-000-00, 07588-001-00 and 07588-003-00

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

TOGETHER WITH all the tenements, hereditaments & 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, 2008.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

JOSEPH Csakvary
1st Witness Signature

JOSEPH CSAKVARY
1st Witness Name (Print)

Matt Harper
2nd Witness Signature

Matt Harper
2nd Witness Name (Print)

[Signature]
ISTVAN S. DUDAS
1440 Chuckanut Crest Dr., Bellingham WA 98229

[Signature]
FAYE DUDAS
1440 Chuckanut Crest Dr., Bellingham, WA 98229

STATE OF WASHINGTON
COUNTY OF Whatcom

The foregoing instrument was acknowledged before me this 9 day of April, 2009, by **ISTVAN S. DUDAS and FAYE DUDAS**, who are personally known to me or X who produced WA DL as identification.

[Signature]
SIGNATURE OF NOTARY
(Affix Seal)
**Notary Public
State of Washington
CHAD D NICKISCH
My Appointment Expires Jul 14, 2012**

Chad Nickisch
NAME OF NOTARY (Typed, Printed or Stamped)
(Expiration Date)