

Instrument prepared by and returned to:

Brenda Hinton
Security Title Services, Inc
P O Box 1300
Bronson, Florida 32621

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Parcel Identification (Folio) Number(s):

00138-001-00

File No: 2009-10129

WARRANTY DEED

This Warranty Deed Made and executed the 4th day of September, 2009, by **Mary K. Eagan, as personal representative of the Estate of William S. Eagan, deceased**, hereinafter called the grantor, to **Charles N. Sapp and Colleen E. Sapp, husband and wife**, whose post office address is: 4282 SE 106th Place, Belleview, FL 34420 hereinafter called the grantee,

WITNESSETH: That the grantor, for and in consideration of the sum of \$158,550.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Levy County, Florida, viz:

The East 1210.29 feet of all that part of the North ½ of Section 24, Township 12 South, Range 13 East, lying North of County Road C-347 and South of County Road C-330, Levy County, Florida. Together with a 1993 REBE mobile home bearing ID# 03610427F and title # 64940909.

Said property is not the Homestead of the Grantor(s) as defined by the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of their family resides thereon.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 2009, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: Gregory J. Beauchamp
Print Name: Gregory J. Beauchamp

Mary K. Eagan Seal
Mary K. Eagan, Personal Representative
Address: 7057 Beggs Rd.
Orlando, Florida 32810

Witness Signature: Douglas K. McKoy
Print Name: Douglas K. McKoy

_____ Seal

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 4th day of September, 2009 by Mary K. Eagan who is/are personally known to me or who has/have produced FL Driver License as identification.

SEAL

 **Douglas K. McKoy**
Commission # DD524616
Expires April 15, 2010
Bonded Troy Fain - Insurance, Inc 800-345-7019

Douglas K. McKoy
Notary Public
Serial Number:

Unofficial Copy