

This Document Prepared by and Return to:

BOVAY & COOK, P.A.
901 N.W. 57th Street
Gainesville, FL 32605
(352) 331-9092

Tax Parcel I.D. No.: 11-14-16-02592-004-00

WARRANTY DEED

THIS WARRANTY DEED, made and executed as of the 22 day of December, 2009, by William E. Arnold and Betty Ann W. Arnold, husband and wife, whose post office address is 21251 NE 75th Street, Williston, FL 32696, ("Grantor"), to Betty Ann W. Arnold, an individual, whose address is 21251 NE 75th Street, Williston, FL 32696, and William E. Arnold, an individual, whose address is 21251 NE 75th Street, Williston, FL 32696, together as tenants in common ("Grantees").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee an **undivided one-half (1/2) interest as tenant in common to Betty Ann W. Arnold and an undivided one-half (1/2) interest as tenant in common to William E. Arnold**, in all of the following described land, situate, lying and being in Levy County, Florida, to wit:

Parcel 5 of an unrecorded subdivision known as the "Division of Eugene Randle Property" on Sections 11, 12, and 14, Township 14 South, Range 16 East, Levy County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 11, Township 14 South, Range 16 East, Levy County, Florida, for a point of reference, thence N01°06'47"E along the East line of said Section 11, a distance of 57.76 feet to the northerly right-of-way line of Levy County Road No. 326; thence S89°36'28"W along said northerly right-of-way line 4023.05 feet to a concrete monument; thence N00°23'32"W 610.00 feet to a concrete monument and the Point of Beginning; thence S77°51'48"E 875.86 feet to a concrete monument, thence N00°23'32"W 217.96 feet to a concrete monument; thence N52°45'00"W 1100.89 feet to a concrete monument; thence continue N52°45'00"W 25 feet more or less to the center of the Wekiva River; thence westerly 640 feet more or less to a point which bears N21°45'00"W from the Point of Beginning; thence S21°45'00"E, 25 feet more or less to a concrete monument; thence continue S21°45'00"E 516.03 feet to the Point of Beginning.

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Subject to restrictions, reservations and easements of record, (except that this reference shall not act to reimpose the same) and taxes for the current and subsequent years.

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 Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

Grantor hereby certifies neither Grantor nor any of Grantor's dependents has ever resided upon the above described property or on any contiguous property; and that the above-described property does not now and has never in the past constituted Grantor's homestead.

This deed was prepared without the benefit of a title abstract or survey.

"Grantor", and "Grantee" include the masculine and feminine and singular and plural as the context requires.

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

Signed, sealed and delivered in our presence:

William E. Arnold
William E. Arnold

Jessie E. Taylor
Witness Jessie Taylor

Devin Whithurst
Witness Devin Whithurst

STATE OF FLORIDA
COUNTY OF Levy

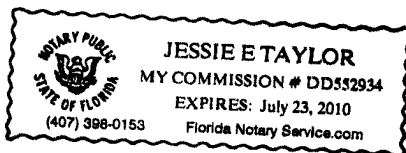
The foregoing instrument was acknowledged before me on December 22, 2009 by William E. Arnold who is ☒ personally known to me or ☐ who has produced _____ as identification.

Notary Public - State of Florida

Sign: Jessie E. Taylor

My Commission Expires

Print: Jessie E Taylor



Betty Ann W. Arnold
Betty Ann W. Arnold

Jessie E. Taylor
Witness Jessie Taylor

D. Whitthurst
Witness DERIN E. WHITTHURST

STATE OF FLORIDA
COUNTY OF Levy

The foregoing instrument was acknowledged before me on December 22, 2009 by
Betty Ann W. Arnold who is ☒ personally known to me or ☐ who has produced
as identification.

Notary Public - State of Florida

Sign: Jessie E. Taylor

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