

This instrument prepared by and return to:
H.C. Henderson, Jr.
LEVY ABSTRACT AND TITLE COMPANY
P.O. Box 148, Bronson, FL 32621
LATC file #: T-25824

WARRANTY DEED

THIS WARRANTY DEED, made this 25 day of June, 2010, by EUGENE RANDOLPH HODGES a/k/a EUGENE RANDOLPH HODGES, SR., whose mailing address is PO Box 897, Cedar Key, FL 32625, hereinafter called the grantor, to EUGENE RANDOLPH HODGES, SR., for a Life Estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any to EUGENE RANDOLPH HODGES, JR., GINA HODGES TOVINE and MICHAEL FRAZIER HODGES, whose mailing address is PO Box 897, Cedar Key, FL 32625, 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 consideration, 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:

PARCEL A – Hodges to Hodges in O.R. Book 1137, Page 794 – Tax ID#'s 01308-000-00; 01307-001-0A; 01343-001-0A; 01342-000-00

PARCEL 1 – WEST PARCEL:

A parcel of land in Sections 26, 27, 34 & 35, Township 14 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at a point at the intersection of Main Line Road and Holly Tree Road, being in Section 34, Township 14 South, Range 14 East, Levy County, Florida; thence along the centerline of Main Line Road until noted, N 76°59'15" E, 327.88 feet; thence S 86°32'59" E, 275.03 feet; thence N 87°19'41" E, 297.30 feet; thence S 88°04'13" E, 451.78 feet; thence S 73°32'43" E, 246.16 feet; thence N 82°04'51" E, 388.77 feet; thence S 76°09'20" E, 251.37 feet; thence S 53°39'05" E, 344.43 feet; thence S 75°35'31" E, 572.20 feet; thence S 67°18'34" E, 532.55 feet; thence S 80°47'12" E, 231.66 feet; thence departing Main Line Road, N 01°13'05" W, 6604.49 feet to a point on the North line of Section 26, Township 14 South, Range 14 East, Levy County, Florida; thence N 88°39'55" W, along said North line, 544.04 feet to the NW corner of said Section 26 and the NE corner of Section 27, Township 14 South, Range 14 East; thence N 87°54'54" W, along the North line of said Section 27, a distance of 1235.66 feet to the NE corner of that property described in Official Records Book 1000, page 1000, public records of Levy County, Florida; thence S 00°12'44" E, along the East line of last said property, 1739.45 feet to the SE corner of last said property; thence N 87°54'54" W, along the South line of last said property, 1446.14 feet to the SW corner of last said property, said point being in the centerline of Holly Tree Road; thence along the centerline of Holly Tree Road until noted, S 05°43'58" W, 202.50 feet; thence S 12°52'38" W, 396.46 feet; thence S 28°29'46" E, 421.40 feet; thence S 02°14'05" E, 805.15 feet; thence S 17°33'32" W, 373.21 feet; thence S 37°55'22" W, 484.98 feet; thence S 21°14'10" W, 553.28 feet; thence S 06°23'23" E, 771.36 feet; thence S 00°00'37" W, 580.83 feet to close on the Point of Beginning. Containing 425.63 Acres, more or less.

TOGETHER WITH that certain non-exclusive perpetual easement for ingress and egress over that portion of the Holly Tree Road lying South of the 60 acre parcel conveyed by William H. Hodges, et ux, to Michael T. McEnany by deed recorded in O.R. Book 1000, Page 1000, reserved to W. Randolph Hodges and Mildred Y. Hodges and The Hodges Limited Partnership, a Florida limited partnership, in deeds to Michael T. McEnany recorded in O.R. Book 494, Page 583 and O.R. Book 750, Page 610, Public Records of Levy County, Florida;

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over and across certain existing rock roads known as the Hodges Road, which runs from the Southwesterly corner of the above described property in a generally Westerly direction to its intersection with the Beck Well Road in Section 33, Township 14 South, Range 14 East, and then over and across said Beck Well Road in a generally Northwesterly direction to its intersection with the Square Well Road in Section 29, Township 14 South, Range 14 East, and then continuing generally North on said Beck Well Road (or Square Well Road as it may be also known in that area) to its intersection with State Road No. 24. It is the intent of the Grantor

to convey to the Grantee an ingress and egress easement over that portion of the above roads owned by the Grantor, and additionally to such other portions of said roads to which they may have the right to grant easements as disclosed by the Public Records of Levy County, Florida or by law, so as to provide title insurable access from the above described property to State Road No. 24, subject to the rights of others to use the same in common as and for roadway purposes.

PARCEL B – Duden to Hodges in O.R. Book 1191, Page 808 – Tax ID# 01307-001-0B

A parcel of land in Section 26, Township 14 South, Range 14 East, Levy County, Florida, being a portion of that property described in Official Records Book 1138, Page 256, and being more particularly described as follows:

For a point of reference, commence at the NW corner of Section 26, Township 14 South, Range 14 East, Levy County, Florida; thence S 88°39'55" E, along the North line of said Section 26, a distance of 544.04 feet to the NW corner of that property described in Official Records Book 1138, Page 256, Public Records of Levy County, Florida; thence continue S 88°39'55" E, along said North line, 2731.27 feet to the NE corner of last said property; thence S 01°13'05" E, along the East line of last said property, 3490.73 feet; thence N 88°39'55" W, 2731.27 feet to the West line of last said property; thence N 01°13'05" W, along said West line, 3490.73 feet to close on the Point of Beginning. Containing 218.66 acres, more or less.

PARCEL C – Duden to Hodges in O.R. Book 1196, Page 264 – Tax ID# 01307-001-00

A parcel of land in Section 26, Township 14 South, Range 14 East, Levy County, Florida, being a portion of that property described in Official Records Book 1138, page 256, and being more particularly described as follows:

For a Point of Reference, commence at the NW corner of Section 26, Township 14 South, Range 14 East, Levy County, Florida; thence S 88°39'55" E, along the North line of said Section 26, a distance of 544.04 feet, to the NW corner of that property described in Official Records Book 1191, page 808; thence S 00°13'05" E, along the West line of last said property, 3490.73 feet, to the SW corner of last said property and the Point of Beginning; thence S 88°39'55" E, along the South line of last said property, 2731.27 feet, to the SE corner of last said property, also being a point on the East line of that property described in Official Records Book 1138, page 256; thence S 01°13'05" E, along said East line, 1976.14 feet, more or less, to the South line of said Section 26; thence N 88°39'55" W, along said South line, 2731.27 feet, to a point on the West line of said Official Records Book 1138, page 256; thence N 01°13'05" W, along said West line, 1976.14 feet, more or less, to close on the Point of Beginning. Containing 123.8 acres, more or less.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the East 30 feet of that part of the property that lies in Section 35, Township 14 South, Range 14 East, Levy County, Florida, as described in a deed to Don E. Duden and Nancy Hodges Duden, husband and wife, recorded in O.R. Book 1138, Page 256, Public Records of Levy County, Florida, AND over and across an existing rock road known as the "Main Line Road" (or Tram) which runs along the Southerly side of said property described in O.R. Book 1138, Page 256, Public Records of Levy County, Florida.

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any members of the household of grantor reside thereon.

NOTE TO D.O.R.: This is a conveyance of unencumbered property, the consideration for which is less than \$100.00, therefore only minimum documentary stamps are required.

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

TOGETHER WITH all 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 the 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, 2009.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

1st Witness Signature

H.C. Henderson, Jr.

1st Witness Printed Name

[Signature]

2nd Witness Signature

Sue Smith

2nd Witness Printed Name

[Signature] L.S.
EUGENE RANDOLPH HODGES a/k/a
EUGENE RANDOLPH HODGES, SR.

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 25 day of June, 2010, by EUGENE RANDOLPH HODGES a/k/a EUGENE RANDOLPH HODGES, SR., who is personally known to me OR has produced as identification.

(Type of Identification)



(Notary Stamp/Seal)

[Signature]
Notary Public
Printed Name:

My Commission Expires:

Unofficial Copy