

(4)

Rec.: \$18.50 Index: \$1.00 Doc. St.: \$0.70
Consideration: \$10.00 (Love & Affection)

This Instrument Prepared
WITHOUT EXAMINATION OF TITLE
By: HARLAN R. DOMBER, ESQUIRE
LAW OFFICE OF HARLAN R. DOMBER, P.A.
3900 Clark Road, Suite L-1
Sarasota, Florida 34233
(941) 923-9930

WARRANTY DEED

THIS INDENTURE, made this 15th day of February, 2011, by and between **DAVID F. SPIVEY, a single man, and CAROLYN L. SPIVEY, a single woman**, hereinafter "Grantor", and **DAVID SCOTT SPIVEY, a married man**, hereinafter "Grantee", whose address is: 10190 W. Pennsylvania, Homosassa, FL 34448. (Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

Grantor, in consideration of love and affection, receipt of which is hereby acknowledged, does hereby grant, alien, remise, release, convey and confirm unto Grantee and Grantee's heirs and assigns forever, the following described property lying, being and situate in Levy County, Florida, to-wit:

Lot 18, Block B, CASON'S INGLIS ACRES, UNIT 6, an unrecorded subdivision in Section 2-17-16, more particularly described as follows:

Commence at the NE corner of Section 2, Township 17 South, Range 16 East; thence S 89°22'25" W, 1,546.75 feet; thence South 25 feet; thence S 89°22'25" W, 325.02 feet; thence South 266.65 feet to the Point of Beginning; thence continue South 158.40 feet; thence West 275 feet; thence North 158.40 feet; thence East 275 feet to the Point of Beginning.

SUBJECT TO restrictions, reservations and easements of record, if any, zoning and other governmental regulations, and taxes for 2011 and subsequent years.

TOGETHER WITH all the tenements, hereditaments, appurtenances, privileges, rights, interests, reversions, remainders and easements thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to sell and convey the property; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

Grantor hereby covenants and warrants to and with Grantee as follows: (1) that DAVE SPIVEY and his wife, HATTIE SPIVEY, remained married to each other continuously and without interruption from the date they acquired title to the above-described real property on August 24, 1973 until the demise of HATTIE SPIVEY on October 22, 1987, and (2) that DAVE SPIVEY was neither survived by a spouse nor by any children other than DAVID F. SPIVEY upon his demise on March 24, 1999.

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

WITNESS:
(As to Both Grantors)

#1 sign: [Signature]
#1 print: HARLAN L. DOMBER

[Signature] (Seal)
DAVID F. SPIVEY
901 Mill Street, Hamilton, OH 45013

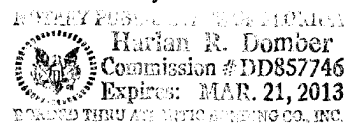
#2 sign: [Signature]
#2 print: ESTHER DOMBER

[Signature] (Seal)
CAROLYN L. SPIVEY
617 N. Tamiami Trail, #62, Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of February, 2011, by DAVID F. SPIVEY and CAROLYN L. SPIVEY, who (Notary choose one) [] are personally known to me or [X] have produced their Ohio & Florida Driver's Licenses, respectively, as identification.

[Signature]
Signature of Notary Public



Print name of Notary Public, affix Seal, and state Notary's commission number and expiration date

Parcel Account #: 12926-000-00

hrd.spivey.warranty.dee.wpd