

Instrument prepared by and returned to:  
**Brenda Hinton**  
**Security Title Services, Inc**  
**P O Box 1300**  
**Bronson, Florida 32621**



Parcel Identification (Folio) Number(s):  
09023-003-13

File No: 2011-10786

## WARRANTY DEED

This Warranty Deed Made and executed the 25 day of February, 2011, by **Nettie M. Bozeman, joined by her husband John W. Bozeman, III a/k/a John W. Bozeman, Jr.**, hereinafter called the grantor, to **Anthony Hinkle, Trustee of Hinkle's Clams 401(k) Plan, fbo Anthony Hinkle**, whose post office address is: 5630 SW 105th Ave., Cedar Key, FL 32625 hereinafter called the grantee,

**WITNESSETH:** That the grantor, for and in consideration of the sum of \$35,500.00 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:

Lots 29, 30 and all that part of Lots 13, 14, 15, 31, 32, 33, 34 and 35, that lies Northerly of the existing County Road (Shiloh Road), Block 3, Cedar key Heights, Section A, according to the plat thereof recorded in Plat Book 2, page 17, public records of Levy County, Florida. Being Tract 6 of a survey for Verna M. Eady and Billy Smith, dated 10/20/1989, by Herbert C. Parrish, registered land surveyor. Together with a 1991 Mobile Home, bearing ID No. N85147A & N85147B & title #64019990 & 64019991.

**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 2011, 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: Brenda Hinton  
 Print Name: BRENDA HINTON

Witness Signature: Roberto Lizarra  
 Print Name: Roberto Lizarra

Nettie M. Bozeman Seal  
**Nettie M. Bozeman**  
 Address: 19 Potomac Dr.  
 Palm Coast, Florida 32164

John W. Bozeman, III Seal  
**John W. Bozeman, III**  
 Address: 19 Potomac Dr.  
 Palm Coast, Florida 32164

STATE OF FLORIDA  
 COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 25 day of February, 2011 by Nettie M. Bozeman and John W. Bozeman, III who is/are personally known to me or who has/have produced FL DR as identification.

SEAL

Brenda Hinton  
 Notary Public  
 Serial Number:



BRENDA C. HINTON  
 MY COMMISSION # DD 790360  
 EXPIRES: May 29, 2012  
 Bonded Thru Budget Notary Services