

This instrument prepared by and return to:

Jolie Davis, Esq.  
NORM D. FUGATE, P.A.  
P.O. Box 98  
Williston, FL 32696

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## WARRANTY DEED

THIS WARRANTY DEED, made this 11<sup>th</sup> day of April, A.D. 2010, by MIKE DAVIS and LANDA ALLEN, as Co-Trustees of the IDA BELLE DAVIS TRUST AGREEMENT, dated July 20, 2001, conveying non-homestead property, hereinafter called the Grantor, to MICHAEL W. DAVIS and ELIZABETH J. DAVIS, husband and wife, whose mailing address is PO Box 502, Cedar Key, FL 32625, hereinafter called the Grantees:

(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 \$10.00 and other valuable consideration, hereby grants, bargains, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Levy County, Florida, to-wit:

TRACT 14, SHILOH WOODS, an unrecorded subdivision, more particularly described as follows:

Lots 12 through 24 and Lots 31 through 48, Block 13, in CEDAR KEY HEIGHTS, SECTION A, according to the plat thereof recorded in Plat Book 2, Page 17, Levy County records. Containing 1.78 acres.

TRACT 15, SHILOH WOODS, an unrecorded subdivision, more particularly described as follows:

Lot 24 and Lots 41 through 48, Block 5, in CEDAR KEY HEIGHTS, SECTION A, according to the plat thereof recorded in Plat Book 2, Page 17, Levy County records, and all that part of Second Street lying South of said Block 5, and within a Southerly extension of the East and West lines of said Block 5. Containing 0.75 acres.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across that portion of vacated Hazel Avenue that lies South of Shiloh Road and North of the South line of vacated Second Street.

TRACT 22, SHILOH WOODS, an unrecorded subdivision, more particularly described as follows:

Lots 21 through 24 and Lots 37 through 48, Block 11, in CEDAR KEY HEIGHTS, SECTION A, according to the plat thereof recorded in Plat Book 2, Page 17, Levy County records, and all that part of the West ½ of Spruce Avenue lying between an Easterly extension of the North and South lines of the above described property. Containing 1.03 acres.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across that portion of vacated Hazel Avenue that lies South of Shiloh Road and North of the South line of Block 11, Cedar Key Heights, Section A, extended Westerly.

TRACT 24, SHILOH WOODS, an unrecorded subdivision, more particularly described as follows:

Lots 1 through 12 and Lots 25 through 28, Block 10, in CEDAR KEY HEIGHTS, SECTION A, according to the plat thereof recorded in Plat Book 2, Page 17, Levy County records, and all that part of Second Street lying North of said Block 10, and within a Northerly extension of the East and West lines of said Block 10, and all that part of the East ½ of Spruce Avenue lying between a Westerly extension of the North and South lines of the above described property. Containing 1.29 acres.

TRACT 25, SHILOH WOODS, an unrecorded subdivision, more particularly described as follows:

Lots 13 through 20 and Lots 29 through 36, Block 10, in CEDAR KEY HEIGHTS, SECTION A, according to the plat thereof recorded in Plat Book 2, Page 17, Levy County records, and all that part of the East ½ of Spruce Avenue lying between a Westerly extension of the North and South lines of the above described property. Containing 1.03 acres.

This property is conveyed by grantor and accepted by grantees SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations, and specifically to the following:

1. RESTRICTIVE COVENANTS applicable to Tracts 1 thru 10 of SHILOH WOODS, an unrecorded subdivision, recorded in O.R. Book 902, Page 366, Public Records of Levy County, Florida, the property herein described being hereby subjected to said restrictive covenants.
2. The terms and conditions of that certain Conservation Easement entered into by and between the Trustees of the Ida Belle Davis Trust and the Suwannee River Water Management District recorded in O.R. Book 1226, Pages 308-14 pg(s), Public Records of Levy County, Florida.

NOTE TO DEPT. OF REVENUE: This is a deed from a Trustee to a Trust Beneficiary for their beneficial ownership interest in the Trust property. Pursuant to F.A.C. 12B-4.013(29)(e) no documentary stamp tax is due.

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 grantees 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, 2010.

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:

Debra Smith

1<sup>st</sup> Witness Printed Name

Debra Smith

1<sup>st</sup> Witness Printed Name

Maureen R Simpson

2<sup>nd</sup> Witness Signature

Maureen R Simpson

2<sup>nd</sup> Witness Printed Name

Mike Davis L.S.

MIKE DAVIS, as Co-Trustee of the IDA BELLE DAVIS TRUST AGREEMENT, dated July 20, 2001  
PO Box 537  
Cedar Key, FL 32625

Signed, sealed and delivered in the presence of:

Maureen R Simpson

1<sup>st</sup> Witness Printed Name

Maureen R Simpson

1<sup>st</sup> Witness Printed Name

Debra Smith

2<sup>nd</sup> Witness Signature

Debra Smith

2<sup>nd</sup> Witness Printed Name

Landa Allen L.S.

LANDA ALLEN, as Co-Trustee of the IDA BELLE DAVIS TRUST AGREEMENT, dated July 20, 2001  
PO Box 537  
Cedar Key, FL 32625

