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Return to: (enclose self-addressed stamped envelope)

Name: Robert A. Feingold, Esq.
Address: R/A Feingold Law & Consulting, P.A.
3858-S Sheridan Street
Hollywood, FL 33021

This Instrument Prepared by:

Name: Robert A. Feingold, Esq.
Address: R/A Feingold Law & Consulting, P.A.
3858-S Sheridan Street
Hollywood, Florida 33021

Property Appraisers Parcel I.D. (Folio) Numbers(s)

21822-070-00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed is made this 2nd day of August, 2012 by Levy County 54 Ventures, LLC, a Florida limited liability company, whose post office address is 3858-S Sheridan Street, Hollywood, FL 33021, hereinafter called the Grantor, to Evan Glasser, as Trustee of the Reese Lauren Glasser Irrevocable Trust of 2010 dated December 2, 2010, as to an undivided 50% interest, and to Evan Glasser, as Trustee of the Aaron Seth Glasser Irrevocable Trust of 2010 dated December 2, 2010, as to an undivided 50% interest, as tenants-in-common, whose post office address is 883 W. Coco Plum Circle Plantation, FL 33324, hereinafter collectively called the Grantee, with full power and authority in and to said Grantee to protect, conserve, sell, convey, lease and encumber, or otherwise to manage and dispose of the real property, legally described herein below on behalf of the beneficiary(ies) described in the Reese Lauren Glasser Irrevocable Trust of 2010 and the Aaron Seth Glasser Irrevocable Trust of 2010 and for the purposes described therein pursuant to Florida Statute 689.071 and the Grantee is not taking title and shall not be deemed to be taking title individually or to have any individual interest in the property under the terms of Florida Statute 689.07 or otherwise:

(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 Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain property situate in Levy County, Florida, as more particularly described in Exhibit A (hereinafter the "Property").

SUBJECT TO:

All covenants, easements and restrictions of record, matters of plat, existing zoning and governmental regulations and restrictions, taxes for the year 2012 and all subsequent years, but this reference shall not operate to reimpose the same.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered

Levy County 54 Ventures, LLC, a Florida limited liability company

Maria Echave Richardson
Witness Signature
Print Name: MARIA ECHAVE RICHARDSON

By: Stuart A. Schecter
Name: Stuart A. Schecter
Title: Managing Member

Address: 3858-S Sheridan Street
Hollywood, FL 33021

Robert H. Feingold
Witness Signature
Print Name: Robert H. Feingold

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Stuart A. Schechter, the Managing Member of Levy County 54 Ventures, LLC, a Florida limited liability company. He is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of August, 2012.

Maria Elvira Richardson

Maria Echave Richardson
Notary Public
Print Name: MARIA ECHAVE Richardson

My Commission Expires:



Exhibit A

Parcel 70, of WINDING RIVER PRESERVE, an unrecorded subdivision located in Levy County, Florida and more particularly described:

A parcel of land in Section 11, Township 11 South, Range 16 East, Levy County, Florida, said parcel being more particularly described as follows:

For a Point of Reference, commence at Point 'C' as defined in the description for the 'Portion along NE Waters Pond Road using North right of way as boundary' in Exhibit 'D' of the 'Declaration of Restrictions and Protective Covenants for Winding River Preserve' as recorded in Official Records Book 947, Page 157, Public Records of Levy County, Florida, being a point on the apparent North right of way line of NE Waters Pond Road as described in Exhibit 'C' of the 'Access Easement and Maintenance Agreement' recorded in Official Records Book 849, Page 331, and being approximately 2913 feet West and 2024 feet South of the NE corner of Section 11, Township 11 South, Range 16 East, Levy County, Florida; thence S 33°29'12" E, 75.84 feet, to a point on the boundary of the 'Common Property' described in said Exhibit 'D' that lies at the Southeast corner of the intersection of NE Martin Road with NE Waters Pond Road; thence, along that portion of said boundary of the 'Common Property' that lies along the East side of NE Waters Pond Road between NE Martin Road and NE Cobb Road, until otherwise noted, run S 08°18'46" W, 373.21 feet; thence S 13°05'56" W, 433.90 feet; thence S 07°10'19" E, 150.00 feet, to the Point of Beginning; thence continue S 07°10'19" E, 698.16 feet; thence S 00°25'12" W, 802.27 feet; thence S 03°47'23" E, 217.82 feet; thence, departing said boundary of the 'Common Property', run N 50°03'42" E, 1227.15 feet; thence N 89°09'11" E, 752.91 feet; thence N 04°01'51" W, 973.28 feet; thence N 42°20'28" W, 558.81 feet; thence S 70°42'46" W, 1424.56 feet, to close on the Point of Beginning.