

Instrument prepared by and returned to:

Tracy Williams
Security Title Services, Inc
P O Box 1300
Bronson, Florida 32621



Parcel Identification (Folio) Number(s):
03251-006-00

File No: 2013-11474

WARRANTY DEED

This Warranty Deed Made and executed the 27th day of **March, 2013**, by **Berry Smith, Jr. and Jewell C. Smith, Husband and Wife**, hereinafter called the grantor, to **Patricia Blair**, whose post office address is: 118 Ormond Court 1B, Sebastian, FL 32958 hereinafter called the grantee,

WITNESSETH: That the grantor, for and in consideration of the sum of **\$21,000.00 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:

SEE ATTACHED EXHIBIT A

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 2013, 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:

1st -Witness Signature: Tracy Williams
Print Name: Tracy Williams

Berry Smith Jr. Seal
Berry Smith Jr.

Address: 15412 SW Archer Road
Archer, Florida 32618

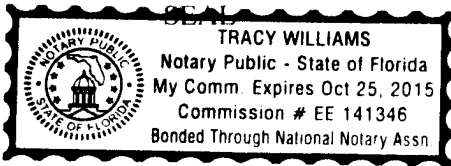
2nd -Witness Signature: Roberto Irizarry
Print Name: Roberto Irizarry

Jewell C. Smith Seal
Jewell C. Smith

Address: 15412 SW Archer Road
Archer, Florida 32618

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 27th day of March, 2013 by **Berry Smith Jr. and Jewell C. Smith** who are personally known to me.



Tracy Williams
Notary Public
Serial Number:

Unofficial Copy

EXHIBIT A

Lot 1, Block C, Bronze-Sun Acres, an unrecorded subdivision in the SE ¼ of Section 34, Township 11 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a point of reference, commence at the SW corner of the SE ¼ of Section 34, Township 11 South, Range 17 East; thence North 00°57'10" East, along the West line of the SE ¼ of Section 34, 1301.61 feet to an intersection with the Southeasterly right of way line of State Road No. 24; thence North 42°49'27" East, along said Southeasterly right of way line of State Road No. 24, 770.22 feet to the Point of Beginning; thence continue North 42°49'27" East, along said State Road No. 24 right of way line, 432.26 feet to a point, said point being the intersection and P.C. of a curve concave Northeasterly, having a central angle of 43°46'27" and a radius of 158.83 feet, with said Southeasterly right-of-way line of State Road No. 24; thence departing from said right-of-way line Southeasterly along and with the arc of said curve, an arc distance of 121.35 feet to the point of tangency; thence South 00°57'00" East, 425.00 feet; thence South 89°03'00" West, 245.00 feet; thence, North 47°10'35" West, 227.02 feet; to close on the Point of Beginning. Subject to Declaration of Easement as recorded in Official Records Book 126, page 782, public records of Levy County, Florida.

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