

Prepared by:
LEVY ABSTRACT & TITLE COMPANY
50 Picnic Street
Bronson, Florida 32621
Parcel ID Number: 00291-038-00
File Number: T-26524

RETURN TO: LEVY ABSTRACT
P. O. BOX 148
BRONSON, FL 32621
352-486-2116

General Warranty Deed

Made this 18 day of October, 2013, by **MATTHEW CHATOWSKY**, whose post office address is P. O. Box 425, Cedar Key, FL 32625, hereinafter called the grantor, to **ROSE ANN MALINOWSKI**, whose is 1158 Whiddon Ave., Cedar Key, FL 32625, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

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 the grantor is lawfully seized of 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, 2012.

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

Signed, sealed and delivered in our presence:

Deborah L Bouchard

Witness Printed Name Deborah L Bouchard

Karen Pankow

Witness Printed Name KAREN PANKOW

State of Florida
County of Levy

MATTHEW CHATOWSKY
P. O. Box 425, Cedar Key, FL 32625

The foregoing instrument was acknowledged before me this 18 day of October, 2013, by **MATTHEW CHATOWSKY**, who (CHECK ONE): is personally known to me or has produced FL drivers license as identification.

Deborah L Bouchard
Notary Public
Print Name: _____

My Commission Expires: _____



EXHIBIT "A"

Tract 35 of COASTAL OAKS an unrecorded subdivision in that part of Section 34, Township 14 South, Range 13 East, Levy County, Florida, lying East of State Road S-347 more particularly described as follows:

Commence at the Northwest corner of the NE 1/4 of NW 1/4 of Section 34, Township 14 South, Range 13 East, Levy County, Florida, and run S 00°32'09" W, 1143.23 feet to the Point of Beginning; thence continue S 00°32'09" W, 1514.61 feet; thence run N 32°16'54" E, 614.37 feet; thence run S 41°56'23" E, 511.03 feet; thence run N 00°30'06" E, 1161.04 feet; thence run S 72°02'32" W, 160.75 feet; thence run N 39°43'28" W, 333.46 feet; thence run N 88°35'13" W, 299.38 feet to the Point of Beginning.

LESS the North 35 feet conveyed to Levy County in O.R. Book 635, Page 536, Public Records of Levy County, Florida.

Unofficial Copy

MC