



This instrument prepared by and return to:
Debi Bouchard
LEVY ABSTRACT AND TITLE COMPANY
P.O. Box 148
Bronson, FL 32621
LATC file # : T-3334

Parcel I.D. #: 05009-000-00 & 05022-000-00

General Warranty Deed

Made this 15 day of May, 2014, by **SUSAN P. PALLE**, whose address is 12699 NW 83rd Lane, Ocala, FL 34482, hereinafter called the grantor, to **DAVID C. NEAL and DEBBIE L. HOSKINS, husband and wife**, whose address is 16996 NW 165th St., Williston, FL 32696, 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:

PARCEL A:

Begin at the Northeast corner of the NE 1/4 of SE 1/4 of Section 4, Township 13 South, Range 19 East, running thence West 10 chains; thence South 13.33 1/3 chains; thence East 10 chains; North 13.33 1/3 chains to Point of Beginning; the same being a part of East 1/2 of SE 1/4 of Section 4, Township 13 South, Range 19 East, being in Levy County, Florida.

AND

PARCEL B:

Begin at the Northwest corner of the East 1/2 of SE 1/4 of Section 4, Township 13 South, Range 19 East; run thence East 10 chains; South 13.33 1/3 chains; thence West 10 chains; North 13.33 1/3 chains to Point of Beginning; the same being a part of the East 1/2 of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida.

LESS AND EXCEPT THE FOLLOWING 4 PARCELS:

(Warranty Deed O.R. Book 1164, Page 773)

A parcel of land in the NE 1/4 of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida, being Lot 6 of the proposed subdivision 'Golden Oaks Manor', being a portion of that property recorded in Official Records Book 669, Page 53, and being more particularly described as follows:

For a point of reference, commence at the NE corner of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida; thence N 89°57'11" W, along the North line of said SE 1/4, a distance of 40.00 feet, to the West right of way line of County Road C-335 (NE 220th Avenue); thence S 00°15'28" E, along said right of way line, 60.00 feet to the intersection with a line being parallel with and 60 feet South of said North line of SE 1/4 and the Point of Beginning; thence continue S 00°15'28" E, along said right of way, 168.11 feet; thence N 89°57'11" W, 420.00 feet; thence N 00°15'28" W, 168.11 feet, to said parallel line; thence S 89°57'11" E, along said parallel line, 420.00 feet to close on the Point of Beginning.

(Corrective Warranty Deed recorded in O.R. Book 1112, Page 511)

A parcel of land in the SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida, being a portion of that property described in Official Records Book 669, Page 53, and being more particularly described as follows:

For a point of reference, commence at the NE corner of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida; thence N 89°57'11" W, along the North line of SE 1/4, a distance of 40.00 feet to the West right of way line of County Road C-335 (NE 220th Avenue); thence S 00°15'28" E, along said right of way line, 564.33 feet to the Point of Beginning; thence continue S 00°15'28" E, along said right of way, 168.11 feet; thence N 89°57'11" W, 420.00 feet; thence 00°15'28" W, 168.11 feet; thence S 89°57'11" E, 420.00 feet to close on the Point of Beginning.

(Warranty Deed recorded in O.R. Book 1164, Page 769)

A parcel of land in the NE 1/4 of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida, being Lot 7 of the proposed subdivision 'Golden Oaks Manor', being a portion of that property recorded in Official Records Book 669, Page 53, and being more particularly described as follows:

For a point of reference, commence at the NE corner of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida; thence N 89°57'11" W, along the North line of SE 1/4, a distance of 40.00 feet to the West right of way line of County Road C-335 (NE 220th Avenue); thence S 00°15'28" E, along said right of way line, 60.00 feet to the intersection with a line being parallel with and 60 feet South of said North line of SE 1/4; thence continue S 00°15'28" E, along said right of way, 168.11 feet to the Point of Beginning; thence continue S 00°15'28" E, along said right of way, 168.11 feet; thence N 89°57'11" W, 420.00 feet; thence N 00°15'28" W, 168.11 feet; thence S 89°57'11" E, 420.00 feet to close on the Point of Beginning.

(Warranty Deed recorded in O.R. Book 1164, Page 771)

A parcel of land in the NE 1/4 of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida, being Lot 2 of the proposed subdivision 'Golden Oaks Manor', being a portion of that property recorded in Official Records Book 669, Page 53, and being more particularly described as follows:

For a point of reference, commence at the NE corner of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida; thence N 89°57'11" W, along the North line of SE 1/4, a distance of 40.00 feet to the West right of way line of County Road C-335 (NE 220th Avenue); thence S 00°15'28" E, along said right of way line, 60.00 feet to the intersection with a line being parallel with and 60 feet South of said North line of SE 1/4; thence continue S 00°15'28" E, along said right of way, 336.22 feet to the Point of Beginning; thence continue S 00°15'28" E, along said right of way, 168.11 feet; thence N 89°57'11" W, 420.00 feet; thence N 00°15'28" W, 168.11 feet; thence S 89°57'11" E, 420.00 feet to close on the Point of Beginning.

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, 2013.

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:

1st Witness Signature
Witness Printed Name

[Signature]
Nancy M. Cangel

2nd Witness Signature
Witness Printed Name

[Signature]
Jessica Jones

State of Florida
County of Marion

[Signature]
SUSAN P. PALLE
12699 NW 83rd Lane, Ocala, FL 34482

The foregoing instrument was acknowledged before me this 15 day of May, 2014, by SUSAN P. PALLE, who (CHECK ONE): ☒ is personally known to me OR ☐ has produced _____ as identification.

[Signature]
Notary Public
Print Name:

Melissa L. Clark

My Commission Expires: 2-11-18

(Stamp)

