

After Recording Return to:

Beth Campbell  
Stewart Title Company  
1727 SE Fort King Street  
Ocala, FL 34471

This Instrument Prepared by:

Beth Campbell  
Stewart Title Company  
1727 SE Fort King Street  
Ocala, FL 34471  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
2101400000  
File No.: 01206-25768

WARRANTY DEED

This Warranty Deed, Made the 6th day of August, 2014, by Catherine J. Julian, whose post office address is: 27 Marmion Way, Rockport, MA 01966, hereinafter called the "Grantor", to Berkley Allen Walker and Jessica Lynn Stegall, husband and wife, whose post office address is: 1550 SE 196th Court, Morriston, FL 32668, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of One Hundred Eighty Five Thousand Nine Hundred Dollars and No Cents (\$185,900.00) 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, to wit:

Lot 6, Block A, Winding Oaks Estates, as per plat thereof, recorded in Plat Book 9, Page(s) 23 through 25, of the Public Records of Levy County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 12/31/2013, reservations, restrictions and easements of record, if any.

(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 IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Catherine J. Julian  
Printed Name: Catherine J. Julian

Witness Signature: JOSEPH W. JULIAN  
Printed Name:

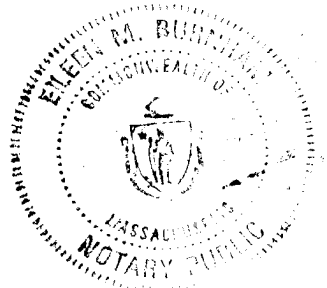
Witness Signature: Maria Medina  
Printed Name: Maria Medina

Witness Signature: \_\_\_\_\_  
Printed Name:

State of Massachusetts  
County of Essex

The foregoing instrument was acknowledged before me this 6 day of August, 2014 by Catherine J. Julian, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: Eileen M. Burnham  
Printed Name: Eileen M. Burnham  
My Commission Expires: 7-2-2017  
(SEAL)



EILEEN M. BURNHAM  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 2, 2017