

27.00
1489.60
1516.60

This instrument prepared by:
Jeannie Hudson
LEVY ABSTRACT & TITLE COMPANY
13 E. Park Ave.
Chiefland, FL 32626
Parcel I. D. #02521-002-00 (PART)
File #: T-26774

RETURN TO
LEVY ABSTRACT/CHIEFLAND OFFICE
P.O. BOX 1348
CHIEFLAND FL 32644
352-493-1000

TRUSTEE'S DEED

THIS INDENTURE, made this 27th day of October, A. D. 2014, by LARRY L. HAMILTON and LYNN HAMILTON, as Co-Trustees under the LARRY L. HAMILTON and LYNN HAMILTON LIVING TRUST AGREEMENT dated 11/07/2005, whose mailing address is P.O. Box 98, Reddick, FL 32686, hereinafter called the grantor, in consideration of the sum of \$10.00 and other valuable consideration, paid by JIMMY F. HITSON and ROSALYN P. HITSON, husband and wife, whose mailing address is 8430 NW 173rd Place, Fanning Springs, FL 32693, hereinafter called the grantee, conveys to grantee the following real property in Levy County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

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.

Grantor covenants with grantee that grantor has good and lawful authority to sell and convey the property and grantor warrants the title to the property for any acts of grantor and will defend the title against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Deborah J. Banks
1ST WITNESS SIGNATURE

Deborah J. Banks
1ST WITNESS PRINTED NAME

Jeannie Hudson
2ND WITNESS SIGNATURE

Jeannie Hudson
2ND WITNESS PRINTED NAME

Larry L. Hamilton (L.S.)

LARRY L. HAMILTON, as Co-Trustee of the
LARRY L. HAMILTON and LYNN HAMILTON
LIVING TRUST AGREEMENT dated 11/07/2005

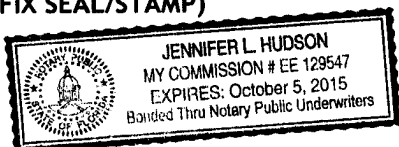
Lynn Hamilton (L.S.)

LYNN HAMILTON, as Co-Trustee of the
LARRY L. HAMILTON and LYNN HAMILTON
LIVING TRUST AGREEMENT dated 11/07/2005

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 27 day of October, A. D. 2014, by LARRY L. HAMILTON and LYNN HAMILTON, as Co-Trustees under the LARRY L. HAMILTON and LYNN HAMILTON LIVING TRUST AGREEMENT dated 11/07/2005, who (CHECK ONE): are personally known to me OR ✓ have produced FL DL as identification.

(AFFIX SEAL/STAMP)



Jennifer L. Hudson
SIGNATURE OF NOTARY

NOTARY PRINTED NAME
Commission Expiration Date:

Exhibit "A"

A parcel of land in the West 1/2 of Section 11, Township 13 South, Range 16 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest Corner of Section 11, Township 13 South, Range 16 East, Levy County, Florida; thence S 00°19'15" W, along the West line of said Section 11, a distance of 3078.90 feet; thence N 89°02'15" E, parallel with the North line of said Section 11, a distance of 1980.25 feet, to the East line of the West 3/4 of the West 1/2 of said Section 11; thence N 00°21'23" E, along said East line, a distance of 1918.95 feet; thence S 89°02'15" W, parallel to the North line of said Section 11, a distance of 1023.14 feet; thence N 00°21'23" E, parallel to the East line of said West 3/4 of West 1/2 of Section 11, a distance of 545.95 feet; thence N 24°15'14" E, 359.36 feet; thence N 36°46'20" E, 365.12 feet to the NE corner of the NW 1/4 of NW 1/4 of said Section 11; thence S 89°02'15" W, along the North line of said Section 11, a distance of 1321.44 feet to close on the Point of Beginning.

SUBJECT TO AND TOGETHER WITH an easement for ingress and egress more particularly described as follows:

For a Point of Reference, commence at the NW corner of Section 11, Township 13 South, Range 16 East, Levy County, Florida; thence run N 89°02'15" E, along the North line of said Section, a distance of 1982.16 feet to the Point of Beginning; thence S 89°02'15" W, along said North line, 670.20 feet; thence S 36°46'20" W, 360.14 feet; thence S 24°15'14" W, 375.18 feet; thence S 65°44'46" E, 15.00 feet; thence N 24°15'14" E, 373.54 feet; thence N 36°46'20" E, 294.24 feet to a point that lies 60 feet South of the North line of said Section 11; thence N 89°02'15" E, parallel to the North line of said Section 11, a distance of 696.29 feet to the East line of the West 3/4 of the West 1/2 of said Section 11; thence N 00°21'23" E, along said East line, a distance of 60.02 feet to close on the Point of Beginning.

ALSO TOGETHER WITH a perpetual non exclusive sixty-foot wide easement for ingress and egress and utilities over and across that part of Sections 24, 25, and 36, Township 12 South, Range 16 East, as lies thirty feet East of and thirty feet West of the centerline of the existing private, graded road sometimes referred to as "Doc Smith Road" as the same presently exist, extending from the Southeasterly right of way of State Road 24 in a Southeasterly direction to the North line of Campbell Road, which crosses Section 36 in an Easterly-Westerly direction.

ALSO TOGETHER WITH a perpetual non exclusive sixty-foot wide easement for ingress and egress and utilities over and across that part of Section 36, Township 12 South, Range 16 East, as lies thirty feet North and thirty feet South of the centerline of the existing private, graded road sometimes referred to as "Campbell Road", which crosses Section 36 in an Easterly-Westerly direction from its intersection with the East line of "Doc Smith Road" and running Westerly to its intersection with the West line of "O & I Road No. 7".

ALSO TOGETHER WITH a perpetual non exclusive sixty-foot wide easement for ingress and egress and utilities over and across that part of Sections 36, Township 12 South, Range 16 East, and Section 1, Township 13 South, Range 16 East, as lies thirty feet East of and thirty feet West of the centerline of the existing private, graded road sometimes referred to as "O & I Road No. 7", which crosses Section 36, Township 12 South, Range 16 East, and Section 1, Township 13 South, Range 16 East in a Northerly-Southerly direction from its intersection with the South line of "Campbell Road" and running Southerly to the North line of Section 12.

ALSO TOGETHER WITH a Grant of Easement Recorded September 24, 2004 in Book 907, Page 857 thru 860 of the Official Records of Levy County, Florida.

File Number: T-26774

Legal Description with Non-Homestead
Closers Choice

ALSO TOGETHER WITH a perpetual non-exclusive sixty foot wide easement for ingress and egress and utilities over and across the following generally described parcel of land being in Section 11, Township 13 South, Range 16 East, Levy County, Florida, more particularly described as follows:

Section 11, Township 13 South, Range 16 East: Commence at the Northeast corner of said Section 11 for the POINT OF BEGINNING of the hereinafter described parcel of land: Thence run South along the East line of said Section 11, a distance of 60.00 feet; thence run West a distance of 3303.60 feet; thence run North a distance of 60.00 feet; thence run East a distance of 3303.60 feet to the POINT OF BEGINNING.

Unofficial Copy

File Number: T-26774

Legal Description with Non Homestead
Closer's Choice

