

Rec. 1855 02  
Doc. 1855  
This instrument was prepared by,  
record and return to:  
Jon I. McGraw, Esq.  
Schatt & Hesser, P.A.  
328 N.E. 1<sup>st</sup> Avenue, Suite 1  
Ocala, FL 34470  
352-789-6520

### WARRANTY DEED

THIS INDENTURE, made effective the 9<sup>th</sup> day of July, 2015, between **KENNETH M. McRAE, a single married man**, whose address is 13895 N. Highway 301, Citra, Florida 32113, Grantor, and **ORESTE HERNANDEZ AND ZOILA HERNANDEZ, husband and wife**, whose address is 2980 Bolton Court, Wellington, Florida 33414, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

**WITNESSETH**, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Levy County, Florida, to wit:

**Lot 6, Block 9, B & R SUBDIVISION, UNIT 5, according to the Plat thereof, recorded in Unrecorded Plat Book 1, Page(s) 26, of the Public Records of LEVY County, Florida.**

**AND**

**Begin at the SE corner of NE 1/4 of NW 1/4 of Section 32, Township 12 South, Range 18 East, LEVY County, Florida, for Point of Beginning, thence N.88°51'09"W. 261.52 feet, thence N.01°08'51"E. 326.50 feet, thence S.88°51'09"E. 246.00 feet, thence S.01°34'25"E. 326.87 feet to the Point of Beginning, said tract also known as Lot 11, B & R Subdivision Unit 4, an unrecorded plat.**

**AND**

**The SE 1/4 of the NW 1/4 of Section 32, Township 12 South, Range 18 East, LEVY County, Florida.**

**TOGETHER With an easement for ingress and egress over and across the East 30 feet of the SW 1/4 of Section 32, Township 12 South, Range 18 East, LEVY County, Florida.**

**THE LANDS ABOVE DESCRIBED ARE NOT THE HOMESTEAD OF GRANTOR NOR CONTIGUOUS THERETO AS DEFINED BY ARTICLE 10 SECTION 4 OF THE FLORIDA CONSTITUTION, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.**

F.S. Section 689.02 required information:

**R** SCHATT HESSER  
PO BX 4440  
OCALA, FL 34478

Property Appraiser's Parcel I.D. Number: 0424200200; 0424100200 and 1524600000

**SUBJECT TO:**

1. Ad valorem taxes for 2015 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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 Grantee that 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, and hereby 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 and assessments accruing subsequent to December 31, 2014 or subject matters shown in the title commitment.

Grantor and Grantee are used for singular or plural, as context requires.

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:

Jon I. McGraw Witness  
(Print Name)

Kimberly A. Taber Witness  
(Print Name)

GRANTOR:

Kenneth M. McRae  
KENNETH M. McRAE

STATE OF FLORIDA  
COUNTY OF Marion

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Kenneth M. McRae, known to me (YES ☒ NO ☐) to be the person described in and who executed the foregoing instrument, OR who has produced \_\_\_\_\_ as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 9<sup>th</sup> day of July, 2015.



\_\_\_\_\_  
(Print Name)  
Notary Public, State of Florida  
My Commission Expires: