

This instrument prepared by and return to:
Debi Bouchard
LEVY ABSTRACT AND TITLE COMPANY
P.O. Box 148
Bronson, FL 32621
LATC file #: T-27010

Parcel I.D. #: 03683-011-00

General Warranty Deed

Made this 12 day of October, 2015, by **PETER THOMAS and HELEN THOMAS, husband and wife**, whose address is 931 SE 113th Ave., Williston, Florida 32696, hereinafter called the grantor, to **JASON P. FERNANDEZ and KARIME ARRIETA, husband and wife**, whose address is 6524 Kendale Lakes Dr., #1504, Miami, Florida 33183, 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 11, FOREST RIDGE TRAILS, unrecorded, being more particularly described as follows:

A parcel of land in the South 1/2 of Section 26, Township 13 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a point of reference, commence at the SW corner of Section 26, Township 13 South, Range 17 East, Levy County, Florida; thence N 88°26'47" E, along the South line of said Section 26, 1588.35 feet to the Point of Beginning; thence N 01°01'26" W, 541.18 feet to the center of a 50 foot radius cul-de-sac lying at the end of a 60 foot easement; thence continue N 01°01'26" W, along said centerline easement, 280.40 feet; thence N 88°58'34" E, 1066.81 feet; thence S 01°01'26" E, 811.71 feet to said South line of Section 26; thence S 88°26'47" W, along said South line, 1066.86 feet to close on the Point of Beginning.

SUBJECT TO the RESTRICTIVE COVENANTS and TOGETHER WITH those EASEMENTS providing for the use and enjoyment of the ROADS and TRAILS in FOREST RIDGE TRAILS, more particularly described and set forth in the instruments recorded as follows:

- a.) Declaration of Restictions, Easements and Protective Covenants recorded in O.R. Book 706, Pages 779 through 789;
- b.) Easements recorded in O.R. Book 706, Pages 790 through 791;
- c.) Modification and Amendment recorded in O.R. Book 707, Pages 431 through 437; and
- d.) Second Modification and Amendment recorded in O.R. Book 719, Pages 745 through 747, all in the Public Records of Levy County, Florida.

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

QUR

Return to: Levy Abstract
P.O. Box 148
Bronson, FL 32621
352-486-2116

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, 2014.

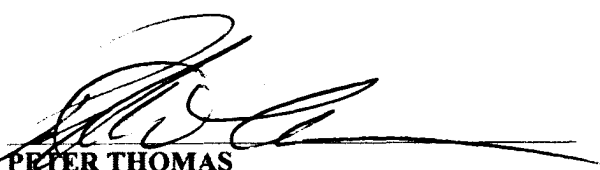
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

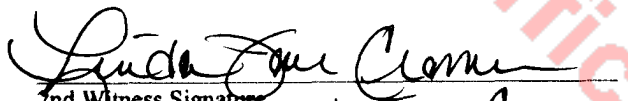


1st Witness Signature

Witness Printed Name MARC J. POMPEO


PETER THOMAS

931 SE 113th Ave., Williston, Florida 32696


2nd Witness Signature

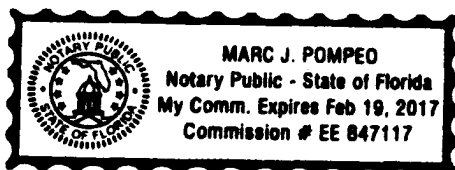
Witness Printed Name Linda Jane Cromer



HELEN THOMAS

931 SE 113th Ave., Williston, Florida 32696

State of Florida
County of Levy

The foregoing instrument was acknowledged before me this 12 day of October, 2015, by PETER THOMAS and HELEN THOMAS, who (CHECK ONE): FL DL are personally known to me OR produced FL DL as identification.




Notary Public

Print Name: MARC J. POMPEO

My Commission Expires: 2-19-2017