

Prepared by:  
Deanna Robertson  
Security Title Services Inc., d/b/a Gilchrist Title Services  
302 North Main Street  
Trenton, Florida 32693

File Number: 2016-6838

## General Warranty Deed

Made this March 21, 2016 A.D. By **Debra L. Stevens**, the unmarried widow of William Angus Stevens, deceased, 2500 Loussac Drive, Anchorage, Alaska 99517, hereinafter called the grantor, to **B. Ballard Properties, LLC, a Kentucky Limited Liability Company**, whose post office address is: 3030 McClure Road, Winchester, Kentucky 40391, 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 (\$298,500.00) 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:

See Attached Schedule "A"

Parcel ID Number: 04268-001-00

**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, 2015.

**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:

Joni Macrauder  
Witness Printed Name Joni Macrauder

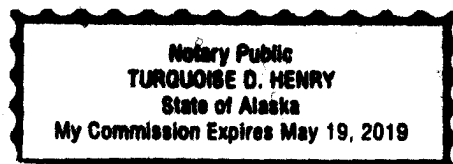
Debra L. Stevens (Seal)  
Debra L. Stevens  
Address: 2500 Loussac Drive, Anchorage, Alaska 99517

Turquoise D. Henry  
Witness Printed Name Turquoise D. Henry

State of Florida  
County of Gilchrist

The foregoing instrument was acknowledged before me this 21 day of March, 2016, by Debra L. Stevens, the unmarried widow of William Angus Stevens, deceased, who is/are personally known to me or who has produced an Alaska Driver's License as Florida P.O.H. as identification.

Turquoise D. Henry  
Notary Public  
Print Name: Turquoise D. Henry  
My Commission Expires: May 19, 2019



Prepared by:

Deanna Robertson

Security Title Services Inc., d/b/a Gilchrist Title Services

302 North Main Street

Trenton, Florida 32693

File Number: 2016-6838

## "Schedule A"

A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 12 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning commence at the Southwest corner of the Southeast 1/4 of Section 34, Township 12 South, Range 18 East, thence North 02 degrees 02 minutes 19 seconds West, along the West line of said Southwest 1/4 of the Southeast 1/4, 1035.10 feet; thence South 87 degrees 36 minutes 34 seconds East, 1267.88 feet to the West right-of-way line of Levy County Road C-335A (NE 167th Court); thence South 01 degrees 51 minutes 39 seconds East along said right-of-way line, 1034.85 feet to the South line of said Southwest 1/4 of the Southeast 1/4; thence North 87 degrees 36 minutes 34 seconds West, along said South line 1264.66 feet to close on the Point of Beginning.

LESS

A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 12 South, Range 18 East, Levy County, Florida being more particularly described as follows:

For a Point of Reference commence at the Southwest corner of the Southeast 1/4 of Section 34, Township 12 South, Range 18 East: thence North 02 degrees 02 minutes 19 seconds West, along the West line of said Southwest 1/4 of Southeast 1/4, a distance of 690.36 feet to the Point of Beginning; thence continue North 02 degrees 02 minutes 19 seconds West, along said West line, 344.78 feet; thence South 87 degrees 36 minutes 34 seconds East, 1267.88 feet to the West right of way line of Levy County Road C-335A (NE 167th Court); thence South 01 degrees 51 minutes 39 seconds East, along said right of way line, 344.66 feet; thence departing said right of way run North 87 degrees 36 minutes 34 seconds West, 1266.81 feet to close on the Point of Beginning.