

Prepared by and return to:

Robert J Warren, Esq.

Attorney at Law

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File Number: 17-046 Bastura

Will Call No.:

RN

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Warranty Deed

This Warranty Deed made this **26th** day of **May, 2017** between **Ronald Bastura, a single person** whose post office address is **18731 NE State Road 121, Williston, FL 32696**, grantor, and **Frank E. Offerle and Mary M. Offerle, husband and wife** whose post office address is **12660 Hodgson Avenue, Cedar Key, FL 32625**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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 to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Levy County, Florida** to-wit:

Lots 3, 4 and 5, Block 1, Fowler Way, according to the map or plat thereof as recorded in Plat Book 1, Page 38, Public Records of Levy County, Florida. TOGETHER WITH a 1973 YOUG mobile home bearing VIN# 23250, situated thereon.

Parcel Identification Number: 08844-001-00 and 08844-002-00

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, 2016**.

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:

[Signature]
Witness Name: Robert J. Warren

Ronald Bastura (Seal)
Ronald Bastura

[Signature]
Witness Name: JOHN K McPHERSON

State of Florida
County of ~~Alachua~~ Levy

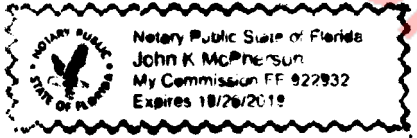
The foregoing instrument was acknowledged before me this 26th day of May, 2017 by Ronald Bastura, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: JOHN K McPHERSON

My Commission Expires: 10/26/2019



Unofficial Copy