

Prepared by:  
Amber Richburg  
Security Title Services Inc., d/b/a Gilchrist Title Services  
302 North Main Street  
Trepton, Florida 32693  
P.O. Box 1357  
File Number: 2017-7897

### General Warranty Deed

Made this June 14, 2017 A.D. By Robbin Tatum, as single woman, whose address is: 2850 NE County Road 337, Bronson, Florida 32621, hereinafter called the grantor, to Charles B. Bedford and Sara L. Bedford, husband and wife, whose post office address is: 9751 NE 49th Street, Bronson, Florida 32621, 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 One Hundred and Fifty-Five Dollars, (\$155,000.00) 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"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 03612-001-00 & 03628-000-00

**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, 2017.

**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:

Holly Irvin  
Witness Printed Name

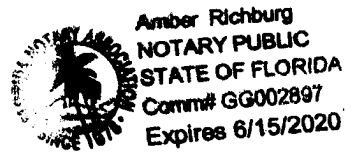
Robbin Tatum (Seal)  
Robbin Tatum  
Address: 2850 NE County Road 337, Bronson, Florida 32621

Amber Richburg  
Witness Printed Name

State of Florida  
County of Gilchrist

The foregoing instrument was acknowledged before me this 14 day of June, 2017, by Robbin Tatum, who is/are personally known to me or who has produced FZDL as identification.

Amber Richburg  
Notary Public  
Print Name: Amber Richburg  
My Commission Expires: 6/15/2020



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

File Number: 2017-7897

## Schedule "A"

### **Tax Parcel I.D. No.: 03612-001-00:**

A parcel of land in the South 1/2 of the Southeast 1/4 of Section 4, Township 13 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning commence at the SW corner of the Southeast 1/4 of said Section 4, thence North 88 degrees, 42 minutes, 05 seconds East along the South line of said Southeast 1/4, a distance of 1363.43 feet to the West right of way line of Levy County Road C-337; thence North 00 degrees, 30 minutes, 25 seconds East along said right of way line 745.24 feet; thence South 74 degrees, 25 minutes, 4 seconds West, a distance of 508.65 feet; thence South 88 degrees, 42 minutes, 05 seconds West, parallel to the South line of said Southeast 1/4, a distance of 867.28 feet to a point on the West line of said Southeast 1/4; thence South 1/4; thence South 01 degrees, 10 minutes, 04 seconds West, along said West line, a distance of 620.00 feet to close on the Point of Beginning.

AND

### **Tax Parcel I.D. No.: 03628-000-00:**

A parcel of land in the Northeast 1/4 (NE 1/4) of Section 9, Township 13 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the NW corner of the NE corner of Section 9, Township 13 South, Range 17 East, Levy County, Florida; thence run S 00°16'54" W, along the West line of said NE 1/4, a distance of 665.22 feet; thence N 88°42'02" E, 1331.63 feet to a point on the East line of the NW 1/4 of NE 1/4 of said Section 9; thence N 00°25'08" E, along the East line of said NW 1/4 of NE 1/4, a distance of 665.24 feet to the NE corner of said NW 1/4 of NE 1/4; thence S 88°42'05" W, along the North line of the NE 1/4 of said Section 9, a distance of 1333.22 feet to close on the Point of Beginning.

**TOGETHER WITH** an easement for ingress and egress more particularly described as follows:

For a Point of Beginning, commence at the SE corner at the SE corner of the SW 1/4 of the SE 1/4 of Section 4, Township 13 South, Range 17 East, Levy County, Florida; thence N 88°42'05" E, along the South line of the SE 1/4 of said Section 4, a distance of 30.21 feet to a point on the West right of way line of Levy County Road No. C-337; thence N 00°30'25" E, along said West right of way line, 40.00 feet; thence S 87°56'35" W, 750.75 feet; thence S 00°30'25" W, 30.01 feet to a point on the South line of the SE 1/4 of said Section 4; thence N 88°42'05" E, 720.17 feet to close on the Point of Beginning.

**SUBJECT TO** an easement for ingress and egress over and across the East 30 feet of the North 1/2 of the NW 1/4 of the NE 1/4 of Section 9, Township 13 South, Range 17 East, Levy County, Florida.

**TOGETHER WITH** a 1984 TIDWELL mobile home, bearing VIN No.: TW1FLHS2668 & Title No.: 20644922.