

**PREPARED BY:**

Ronald W. Stevens, P.A.  
P.O. Box 1444  
Bronson, FL 32621

**RETURN TO:**

RM Joshua Berry  
P O Box 157  
Morriston, Florida 32668

**WARRANTY DEED**

This Warranty Deed, Executed the 25 day of May, 2017, by, **WAYNE G. BERRY, JR. and SARAH M. BERRY a/k/a SARA M. BERRY, husband and wife, who do not hold these lands as their homestead property**, and hereinafter called **GRANTORS**, to **JOSHUA SCOTT BERRY and MICHELLE NINA BERRY, husband and wife**, whose mailing address is: P O Box 157, 1950 SE 160<sup>th</sup> Avenue, Morriston, Florida 32668 hereinafter called **GRANTEES**.

(Wherever used herein the terms "grantor(s)" and "grantee(s)" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:** That the Grantors, for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, convey and confirm unto the Grantees, all that certain land situate and being in **LEVY** County, **FLORIDA**, viz,

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE. Said property being the same as recorded in O.R. Book 1270, Page 218 public records of Levy County, Florida.**

**Parcel No:04506-001-00**

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida.

**SUBJECT TO** all easements, restrictions, reservations, ordinances, covenants, conditions, limitations of record, if any, and all other such zoning and governmental regulations.

**TITLE TO THE HEREINABOVE DESCRIBED LANDS HAS BEEN NEITHER EXAMINED NOR APPROVED BY PREPARING ATTORNEY. LEGAL DESCRIPTION FURNISHED BY GRANTOR.**

**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 GRANTORS** hereby covenants with said Grantees that he/she is lawfully seized of said land in fee simple; that he/she has good title and lawful authority to sell and convey said land; that

he /she hereby fully warrants the title to said land and will defend thee same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes subsequent to December 31, 2016.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Signature of 1<sup>st</sup> Witness

Shirley A Ruvio  
Printed Name of 1<sup>st</sup> Witness

[Signature]  
Signature of 2<sup>nd</sup> Witness

VADA R. Miller  
Printed Name of 2<sup>nd</sup> Witness

[Signature]

WAYNE G. BERRY, JR.  
15231 SE 25<sup>th</sup> Street  
Morrison, Florida 32668  
Address

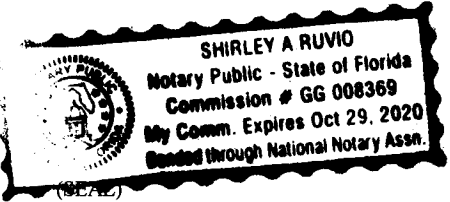
[Signature]

SARAH M. BERRY  
a/k/a SARA M. BERRY  
15231 SE 25<sup>th</sup> Street  
Morrison, Florida 32668  
Address

STATE OF Florida  
COUNTY OF Levy

I hereby Certify that on this day, before, an officer duly authorized to administer oaths and take acknowledgments, personally appeared: **WAYNE G. BERRY, JR and SARAH M. BERRY a/k/a SARA M. BERRY**, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/ she executed the same, and an oath was not taken.(Check one: )  Said person(s) is personally known to me. \_\_\_\_\_ Said person(s) provided the following type of identification: \_\_\_\_\_.

Witness my hand and official seal in the County and State last aforesaid this 25<sup>th</sup> day of May, A.D. 2017.



[Signature]  
NOTARY PUBLIC/ STATE OF FLORIDA

PRINTED NAME OF NOTARY

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA; RUN THENCE NORTH 00 DEG 22' 47" EAST ALONG THE EAST LINE OF SAID SECTION 33 A DISTANCE OF 655.00 FEET; THENCE NORTH 87 DEG 01' 45" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 420.00 FEET; THENCE SOUTH 00 DEG 22' 47" WEST A DISTANCE OF 655.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 87 DEG 01' 45" EAST A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE SE ¼ OF THE SE ¼ OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE EAST 20 FEET OF THE NE ¼ OF SECTION 4 TOWNSHIP 14 SOUTH, RANGE 18 EAST AND A STRIP ON THE WEST SIDE OF THE NW ¼ OF THE NW ¼ OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA AS DESCRIBED IN OFFICIAL RECORDS BOOK 172, PAGE 583 AS FOLLOWS:

FOR A POINT OF BEGINNING; COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA; THENCE SOUTH 00 DEG 48' 36" EAST ALONG THE SECTION LINE 1332.78 FEET TO THE SOUTHWEST CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 3 TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA; THENCE SOUTH 86 DEG 48' 00" EAST ALONG THE QUARTER LINE 22.63 FEET; THENCE NORTH 00 DEG 22' 28" WEST 1333 FEET MORE OF LESS TO THE NORTH LINE OF SAID SECTION 3; THENCE NORTH 86 DEG 52' 47" WEST 32.00 FEET TO A CLOSE ON THE POINT OF BEGINNING.

Parcel Identification Number: **0450600100**

EXHIBIT  
A