

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

Instrument # 634326  
OR BK: 1445 PG: 345-2pg(s)  
REC: 1/25/2018 11:04 AM  
Danny J. Shipp, Levy County Clerk, Florida  
Rec: \$18.50  
Deed Doc: \$763.00  
Deputy Clerk MBASS

File Number: 2017-8331

SECURITY TITLE DBA GILCHRIST TITLE  
P.O. BOX 1357  
TRENTON, FL 32693

## General Warranty Deed

Made this **January 18, 2018 A.D.** By **Theresa R. Scott, f/k/a Theresa R. Cox, a married woman, with joinder by Matthew Scott, her husband**, whose address is: 8351 NE 120th Avenue, Bronson, Florida 32621, hereinafter called the grantor, to **George N. Perez, III, an unmarried man**, whose post office address is: 8351 NE 120th Avenue, 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 Nine Thousand Dollars (\$109,000.00)** 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:

**Tract 322, University Estates, an unrecorded subdivision in Section 12, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:**

**The South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 12 South, Range 17 East, Levy County, Florida. SUBJECT TO road and utilities right of way over the West 25 feet thereof.**

**TOGETHER WITH** a 2010 TOHO mobile home, bearing VIN No.: **FLTHLCT2828G1999A** & **FLTHLCT2828G1999B**, Title No.: **103857758** & **103857699**, the Certificates of Title to which have been retired pursuant to F.S. 319.261. **130258665 130258925**

Parcel ID Number: **03400-228-00**

**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**.

**THIS DEED IS BEING RE-RECORDED  
TO CORRECT MOBILE HOME INFORMATION**

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 Trenton, Florida 32693

File Number: 2017-8331

**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: Holly Irvin

Natalie Thomas

Witness Printed Name: Natalie Thomas

Theresa R. Scott

(Seal)

**Theresa R. Scott, f/k/a Theresa R. Cox**  
 Address: 8351 NE 120th Avenue, Bronson, FL 32621

State of **FLORIDA**  
 County of **GILCHRIST**

The foregoing instrument was acknowledged before me this 18 day of January, 2018, by **Theresa R. Scott, f/k/a Theresa R. Cox**, who is personally known to me or who has produced FLDL as identification.



HOLLY IRVIN  
 MY COMMISSION # GG 006203  
 EXPIRES: June 27, 2020  
 Bonded Thru Budget Notary Services

Holly Irvin

Notary Public

**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 Helgesson

Witness Printed Name: Holly Helgesson

Laurie A. Terry

Witness Printed Name: Laurie A. Terry

Matthew P. Scott

(Seal)

**Matthew Scott**  
 Address: 8351 NE 120th Avenue, Bronson, FL 32621

State of **FLORIDA**  
 County of **GILCHRIST**

The foregoing instrument was acknowledged before me this 17th day of January, 2018, by **Matthew Scott**, who is personally known to me or who has produced FLDL as identification.



HOLLY HELGESSON  
 MY COMMISSION # FF919510  
 EXPIRES October 04, 2019  
 (407) 398-0153  
 FloridaNotaryService.com

Holly Helgesson

Notary Public