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DOC-105.00
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Prepared by and return to:

Norm D. Fugate, P.A.

P. O. Box 98

Williston, FL 32696

352-528-0019

File Number: 2491-003

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Warranty Deed

This Warranty Deed made this 10 day of May, 2018 between James P. Ronyak, Jr., a married man whose post office address is 30 Fenwick Court, Springboro, OH 45066, grantor, and David J. Hutchinson whose post office address is 12550 SE 118th Lane, Dunnellon, FL 34431, 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:

See attached Exhibit "A"

Parcel Identification Number: 03811-020-00

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 30 Fenwick Court, Springboro, OH. 45066.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lori Brown
Witness Name: Lori Brown

Sam Wickman
Witness Name: Sam Wickman

James P. Ronyak, Jr. (Seal)
James P. Ronyak, Jr.

State of Ohio
County of Warren

The foregoing instrument was acknowledged before me this 10 day of May, 2018 by James P. Ronyak, Jr., who ☐ is personally known or ☒ has produced a driver's license as identification.



STEPHANIE DESCHLER
Notary Public, State of Ohio
My Comm. Expires Sept. 30, 2019

Stephanie Deschler
Notary Public

Printed Name: Stephanie Deschler

My Commission Expires: Sept 30, 2019

Exhibit A

Attached to and made a part of a warranty deed from James P. Ronyak, Jr., a married man to David J. Hutchinson.

An undivided one-half interest in Parcel # 8 of "Bonable Acres", an unrecorded subdivision in Sections 23 and 26, Township 15 South, Range 17 East, Levy County, Florida; said Parcel #8, being more particularly described as follows:

For a Point of Reference commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 15 South, Range 17 East; thence run N $00^{\circ}04'30''$ W, along the West line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, a distance of 10.48 feet; thence N $89^{\circ}49'21''$ E, 1375.92 feet to the Point of Beginning; thence continue N $89^{\circ}49'21''$ E, 494.05 feet; thence S $00^{\circ}10'39''$ E, 983.18 feet; thence S $64^{\circ}19'00''$ W, 350.00 feet; thence N $09^{\circ}06'26''$ W, 1147.80 feet to close on the Point of Beginning.

And

A 1980 FAMI Singlewide Mobile Home Bearing Title Number 19006257.

Parcel Identification Number: 03811-020-00

Unofficial Copy