

1000
After Recording Return to:
Beverly B Schrenker
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471

✓
This Instrument Prepared by:
Beverly B Schrenker
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
0410100600
File No.: 250143

WARRANTY DEED

This Warranty Deed, Made the ____ day of August, 2018, by Robin Elizabeth Matthews , f/k/a Robin Schweppe Mrasek and Leanne Schweppe Gamboa, whose post office address is: 8303 NW 36th Court, Coral Springs, FL 33065, hereinafter called the "Grantor", to Michael Douglas Miller, A married Man , whose post office address is: PO Box 194, Summerfield, FL 34492, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Twenty Nine Thousand Dollars and No Cents (\$29,000.00)** 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, to wit:

Lot 14, of an Unrecorded Subdivision of the West 1/2 of the East 1/2 of the West 1/2 of Section 19, Township 12 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning, Commence at the Northeast corner of the West 1/2 of the East 1/2 of the West 1/2 of Section 19, Township 12 South, Range 18 East, Levy County, Florida; thence North 87°18'38" West, along Section line, 307.74 feet to the East Right-of-Way line of Mia Street; thence South 00°26'28" West, along said Right-of-Way line, 804.88 feet; thence departing from said Right-of-Way line, South 87°19'55" East, 307.47 feet to the East line of said West 1/2 of the East 1/2 of the West 1/2 of Section 19, thence North 00°27'36" East, along said East line, 804.75 feet to close on the Point of Beginning.

The 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 member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Robin Elizabeth Matthews Robin Elizabeth Matthews
Printed Name: Robin Elizabeth Matthews

Witness Signature: Leanne Schweppe Gamboa Leanne Schweppe Gamboa
Printed Name: Leanne Schweppe Gamboa

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 30 day of August, 2018 by Robin Elizabeth Matthews , f/k/a Robin Schweppe Mrasek and Leanne Schweppe Gamboa, who has produced driver license(s) as identification.

Notary Public Signature: Jason N. Perryman
Printed Name: Jason N. Perryman

My Commission Expires: 2-22-22
(SEAL)

