

This instrument prepared by:
Karen Pankow
LEVY ABSTRACT & TITLE COMPANY
Post Office Box 148
Bronson, Florida 32621
Parcel I. D. #: 17418-000-00
File #: T-10447

WARRANTY DEED

THIS WARRANTY DEED, made this ✓ 5TH day of December, A. D. 2018, by

SALLY JO SPENCER f/k/a SALLY JO OLIVER

whose mailing address is 15248 NW 150th Rd Apt 2094, Alachua, FL 32615, hereinafter called the grantor, to

JOSEPH D. HUDGINS

whose mailing address is 1220 Bay Rd, Sarasota, FL 34239, hereinafter called the grantee:

(Wherever 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.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, 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 4, WESTVIEW, according to the plat thereof recorded in Plat Book 6, Page 39, Public Records of Levy County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

This property is not the homestead property of the grantor as defined in the Florida Constitution, nor that of any member of the grantor's family. Neither is it contiguous to the homestead property of the grantor nor that of any member of the grantor's family. The grantor resides on lands other than the lands described herein.

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.

 Return to: Levy Abstract
P.O. Box 148
Bronson, FL 32621
352-486-2116

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, 2018.

IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Aaron Smith
1ST WITNESS SIGNATURE

Aaron Smith
1ST WITNESS PRINTED NAME

Dennis Hendrickson
2ND WITNESS SIGNATURE

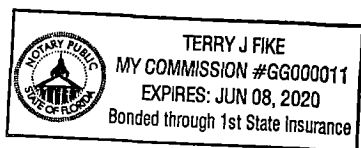
Dennis Hendrickson
2ND WITNESS PRINTED NAME

Sally Jo Spencer (L.S.)
SALLY JO SPENCER
f/k/a SALLY JO OLIVER

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 5TH day of December, A. D. 2018, by SALLY JO SPENCER f/k/a SALLY JO OLIVER, and I relied upon the following form of identification of the above-named individual: (CHECK ONE) FDL personally known to me OR X produced as identification.
(Type of Identification)

(Affix Notary Stamp/Seal)



Terry J Fike
SIGNATURE OF NOTARY

TERRY J FIKE
NAME OF NOTARY (Typed, Printed or Stamped)
Commission Expiration Date: 6-8-20