

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

File Number: 2018-9277

Instrument # 647586
OR BK: 1481 PG: 335-2pg(s)
REC: 1/22/2019 1:55 PM
Danny J. Shipp, Levy County Clerk, Florida
Rec: \$18.50
Deed Doc: \$686.00
Deputy Clerk UWILLIAMS

General Warranty Deed
(Enhanced Life Estate Deed)

Made this January 14, 2019 A.D. By **Mark S. Hackert**, whose address is: 1612 Overlook Road, Orlando, Florida 32809, hereinafter called the grantor, to **Walter N. McGraw, a married man**, for a LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMEN, AND WITH FULL POWER AND AUTHORITY TO RETAIN ANY AND ALL PROCEEDS GENERATED THEREBY, AND UPON THE DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, to **Tina L. Robb**^{Robb in's}, a married woman, whose post office address is: 15719 SW 15th Avenue, Newberry, Florida 32669, 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 Ninety Eight Thousand Dollars, **(\$98,000.00)** 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:

See Attached Schedule "A"

Said 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 members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0325400000- a portion of**

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, the said grantor has signed and sealed these presents the day and year first above written.

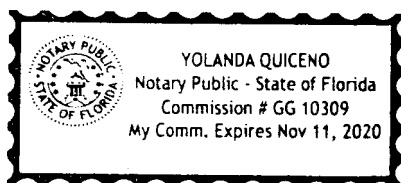
Signed, sealed and delivered in our presence:

Heidi R. Peacock
Witness Printed Name HEIDI R. PEACOCK

Robyn Winters
Witness Printed Name Robyn Winters

State of Florida
County of Orange ~~Gilchrist~~

The foregoing instrument was acknowledged before me this 14th day of January, 2019, by Mark S. Hackert, who is/are personally known to me or who has produced Pl. Dennis Vance as identification.



Yolanda Quiceno
Notary Public
Print Name: Yolanda Quiceno
My Commission Expires: 11/11/20

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

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Schedule "A"

A Parcel of land lying in the Northeast 1/4 of the Southwest 1/4 and in the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 11 South, Range 17 East, Levy County, Florida; and being more particularly described as follows:

Begin at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of the said Section 34 and run thence North along the West boundary of said Northeast 1/4 of the Southwest 1/4 for a distance of 726 feet; thence run Easterly and Parallel with the South boundary of the said Northeast 1/4 of the Southwest 1/4 for a distance of 1,320 feet; thence run Southerly for a distance of 66 feet; thence run Easterly and Parallel with the South boundary of the said Northwest 1/4 of Southeast 1/4 for a distance of 630 feet, more or less, to the Northwesterly right-of-way of State Road 24; thence run Southwesterly along the Northwesterly right-of-way of the said State Road 24 for a distance of 934 feet, more or less, to the South boundary of the said Northeast 1/4 of the Southwest 1/4; thence run Westerly along the South boundary of the said Northeast 1/4 of the Southwest 1/4 for a distance of 1,290 feet, more or less, back to the Point of Beginning.

LESS AND ACCEPT the following lands being more particularly described as follows:

The South 162.65 feet of lands described in O.R. Book 752, Page 949, public records of Levy County, Florida lying in the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 11 South, Range 17 East, Levy County, Florida; and being more particularly described as follows:

Begin at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 34, and run thence N 00°28'10" E, along the west line of said NE ¼ of the SW ¼ a distance of 162.65 feet; thence N 89°43'25" E, a distance of 1402.69 feet to the Northerly right of way line of State Road Number 24; thence S 42°11'24" W along said Northerly right of way line, a distance of 220.48 feet to the South line of said NE ¼ of SW ¼ and the South line of O.R. Book 752, Page 949; thence S 89°43'25" W, along said south lines, a distance of 1255.95 feet to the said point of beginning.