

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

File Number: 2019-10110

## General Warranty Deed

Made this January 2, 2020 A.D. By **Wendell L. Stainsby and Sandra G. Stainsby, husband and wife**, whose address is: 4164 NW 38th Street, Gainesville, Florida 32606, hereinafter called the grantor, to **John M. Meeks, and Stephanie Meeks, husband and wife**, whose post office address is: 11750 NE 107th Place, Archer, Florida 32618, 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 Five Hundred Thousand and no/100's Dollars, (\$500,000.00) 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: **03503-000-00 03503-001-00**

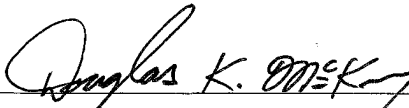
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

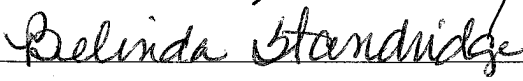
**To Have and to Hold**, the same in fee simple forever.


**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, 2019**.

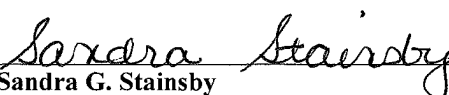
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness Printed Name Douglas K. McKoy

  
Witness Printed Name BELINDA STANDRIDGE

  
Wendell L. Stainsby (Seal)  
Address: 4164 NW 38th Street, Gainesville, Florida 32606

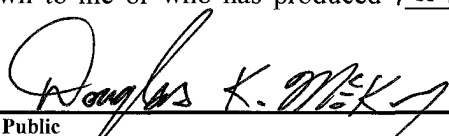
  
Sandra G. Stainsby (Seal)  
Address: 4164 NW 38th Street, Gainesville, Florida 32606

State of Florida  
County of Gilchrist

The foregoing instrument was acknowledged before me this 2nd day of January, 2020, by **Wendell L. Stainsby and Sandra G. Stainsby, husband and wife**, who is/are personally known to me or who has produced FL. Driver's identification.



DOUGLAS K MCKOY  
Commission # GG 223987  
Expires July 6, 2022  
Bonded Thru Budget Notary Services

  
Notary Public  
Print Name: Douglas K. McKoy  
My Commission Expires: \_\_\_\_\_

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**Exhibit "A"**

**PARCEL 1:**

Those certain Parcels of land lying and being in Section 18, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

**PARCEL A:**

That part of the Northeast 1/4 of Section 18, Township 12 South, Range 17 East, Levy County, Florida, more particularly described as follows:

Commence at the intersection of the South right-of-way line of State Road No. 500 and the North line of Section 18, Township 12 South, Range 17 East, for a point of reference, this said point of reference being 1538.65 feet West of the Northeast corner of said Section 18; thence run South, 51 degrees 03 minutes 30 seconds East along the South right-of-way line 245.22 feet to the Point of Beginning; From said Point of Beginning, thence run South 00 degrees 45 minutes 30 seconds East 121.20 feet; thence run South 29 degrees 25 minutes 00 seconds East 297.13 feet to a point on a line that is parallel to and 50 feet North of the centerline of State Road No. 24; thence run North 48 degrees 18 minutes 00 seconds East along a line that is parallel to and 50 feet North of said centerline, 230.05 feet to an intersection with a line that is parallel to and 50 feet South of the centerline of said State Road No. 500; thence run Northwesterly parallel to and 50 feet South of the said centerline of State Road No. 500, 145.94 feet; thence run Southwesterly along the said South right-of-way line of State Road No. 500, 10.0 feet to an intersection with a line that is parallel to and 60 feet South of the said centerline of State Road No. 500; thence run Northwesterly along a line that is parallel to and 60 feet South of the said centerline of State Road No. 500, 244.73 feet to the Point of Beginning.

Less and except that part in the right-of-way of State Road 500, also less and except that certain Parcel conveyed to Commercial Gas of Melbourne, Inc., by Warranty Deed recorded in Official Records Book 94, Page 52, Public Records of Levy County, Florida.

**PARCEL B:**

A Parcel of land in the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the most Southerly corner of that certain property described in Official Records Book 281, Page 329, Public Records of Levy County, Florida; thence North 48 degrees 14 minutes 47 seconds East, along the Southeasterly line of said property, parallel with and 50 feet North of the center-line of State Road No. 24, 216.72 feet to a point on the right-of-way line of State Road No. 24, said point being on a curve concave to the West having a radius of 40 feet through which a radial bearing of South 83 degrees 09 minutes 48 seconds East passes; thence Southerly along the arc of said curve and right-of-way line through a central angle of 41 degrees 24 minutes 35 seconds, 28.91 feet to the Point of Tangency of said curve; thence continue along said right-of-way line on a radial bearing of South 41 degrees 45 minutes 13 seconds East, 7.00 feet; thence continue along said right-of-way line, South 48 degrees 14 minutes 47 seconds West, 193.98 feet to an intersection with a Southeasterly projection of the Westerly line of said property described in Official Records Book 281, Page 329, Public Records of Levy County, Florida; thence North 29 degrees 25 minutes 40 seconds West, 17.40 feet to close on the Point of Beginning.

**PARCEL 2:**

A Parcel of land in the North 1/2 of the Northeast 1/4 of Section 18, Township 12 South, Range 17 East, being a portion of the property described in Deed Book 74, Page 603, Public Records of Levy County, Florida, said portion being more particularly described as follows:

For a point of reference commence at the intersection of the Southwesterly right-of-way line of State Road No. 500 and the North line of said Section 10; thence run South 51 degrees 03 minutes 30 seconds East, along said Southwesterly right-of-way line, a distance of 245.22 feet to the Point of Beginning; thence continue South 51 degrees 03 minutes 30 seconds East, along said right-of-way line, a distance of 134.67 feet to the Point of Curvature of a curve concave to the Northeast and having a radius of 2351.63 feet; thence along said curve and right-of-way line through a central angle of 02 degrees 10 minutes 14 seconds, an arc distance of 89.10 feet; thence departing from said curve and right-of-way line on a non-radial bearing of South 43 degrees 41 minutes 13 seconds West, a distance of 140.80 feet; thence North 29 degrees 25 minutes 40 seconds West, a distance of 144.50 feet; thence North 00 degrees 37 minutes 10 seconds West, a distance of 121.07 feet to close on the Point of Beginning.