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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: 3087-001

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Warranty Deed

This Warranty Deed made this 27 day of March, 2020 between Nora B. Carr and Frank V. Bova, a married couple whose post office address is 5531 Kahalari Lane, Las Cruces, NM 88011, grantor, and Tracy D. King and Ruth H. King, husband and wife whose post office address is 8570 NE 118th Terrace, Bronson, FL 32621, 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:

Lot 131, FOREST PARK UNIT 2, according to the plat thereof, recorded in Plat Book 4, Page 27, of the Public Records of Levy County, Florida.

Parcel Identification Number: 10634-000-00

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

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

Signed, sealed and delivered in our presence:

Cierra LaSanta
Witness Name: Cierra LaSanta

Frank V. Bova (Seal)
Frank V. Bova

Melanie Spear
Witness Name: Melanie Spear

Gloria Bravo
Witness Name: Gloria Bravo

Nora B. Carr (Seal)
Nora B. Carr

Jana Akenzie
Witness Name: Jana Akenzie

State of New Mexico
County of Dona Ana

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of March, 2020 by Frank V. Bova and Nora B. Carr, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Gloria Bravo
Notary Public

Printed Name: Gloria Bravo

My Commission Expires: 7/25/2023

