

REC # 10
DOC # 276.50
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After Recording Return To:
Cynthia Dugan
Pasadena Title Company, LLC
1135 Pasadena Avenue South Suite 107
St Petersburg, FL 33707

This Instrument Prepared by:
Cynthia Dugan
Pasadena Title Company, LLC
1135 Pasadena Avenue South #107
St Petersburg, FL 33707
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):
1989400000
File No.: 202000821

WARRANTY DEED

This Warranty Deed, made the 11th day of June, 2020, by Douglas G Keefer, an unmarried widower and surviving spouse of Juanita M Keefer, deceased AS TO HIS ONE HALF INTEREST, hereinafter called the grantor, whose post office address is: 8382 95 Ave, Seminole, FL 33777, to Eric W Clark and Quentin W Clark as Joint Tenants With Full Rights of Survivorship AS TO ONE HALF INTEREST, whose post office address is: 390 Bramble Bush Trail, Covington, GA 30014, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$39,500.00 Dollars 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:

A parcel of land lying in Sections 27 and 34, Township 13 South, Range 13 East, Levy County, Florida, being more particularly described as follows: Commence at the Northwest corner of Section 34, Township 13 South, Range 13 East (said corner being common to Sections 27, 28 and 33); thence run S 88°36'50" E along the Northerly line of Section 34 (also being the Southerly line of Section 27) 881.45 feet to the Point of Beginning; thence departing said Section line, run N 00°00'14" E 259.04 feet to a point on the centerline of a 50 foot road easement; thence along said centerline run S 32°24'19" E 252.45 feet; thence S 77°42'01" E 525.61 feet; thence S 29°38'40" E 290.34 feet; thence S 40°50'45" E 362.41 feet; thence S 24°01'02" W 122.61 feet; thence S 21°11'13" W 152.18 feet; thence S 36°16'25" W 433.48 feet; thence S 74°43'54" W 390.95 feet; thence S 36°09'44" W 219.64 feet; thence N 80°25'18" W 163.74 feet; thence departing said centerline run N 00°00'14" E 1448.95 feet to the aforementioned Northerly line of Section 34 and the Point of Beginning. Also known as Tract 108 of Tiger Island, an unrecorded subdivision.

Together with a perpetual non-exclusive easement for ingress and egress as more particularly described in Exhibit "A" of the deed recorded in Official Records Book 373, Page 302, Public Records of Levy County, Florida.

The property is not the homestead of the Grantor(s).

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 2020, 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: Cynthia Dugan
Printed Name: CYNTHIA DUGAN

Witness Signature: [Signature]
Printed Name: JO DUGAN

Douglas G. Keefer
Douglas G Keefer, an unmarried widower and
surviving spouse of Juanita M Keefer, deceased
AS TO HIS ONE HALF INTEREST

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of June, 2020 by Douglas G Keefer, an unmarried widower and surviving spouse of Juanita M Keefer, deceased AS TO HIS ONE HALF INTEREST. He/She/They is/are ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

My Commission Expires: February 27, 2021

Cynthia Dugan
Notary Public Signature
Printed Name: Cynthia Dugan
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

