

PREPARED BY AND RETURN TO:
Jade D. Bailey
Bankers Title of the Nature Coast, Inc.
Post Office Box 1260, 25703 SE HWY 19
Old Town, Florida 32680

RV ✓

File Number: 12146

General Warranty Deed

This Warranty Deed made this this 29 day of ^{June} ~~July~~, 2021 A.D. By **Deborah A. Livingston and Harry Livingston, wife and husband**, whose post office address is: 6261 Springwood Road, Cleveland, Ohio 44130, hereinafter called the grantor(s), to **Shawn P. Thomason**, whose post office address is: 3576 Shamrock Drive, Venice, Florida 34293, hereinafter called the grantee(s):

(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 Ten Dollars, (\$10.00) 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:

Lot 3, Block E, MANATEE FARMS ESTATE UNIT NO. 2, according to the plat thereof recorded in Plat Book 4, Page 1, of the Public Records of Levy County, Florida.

Together with a 1998 WINN mobile home, bearing VIN No. 8D610476K & Title No. 74493076.

Parcel ID Number: 09453-003-00

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, 2020.

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:

Jade D. Bailey
Witness Signature

Witness Printed Name Jade D. Bailey

Deborah A. Livingston (Seal)
Deborah A. Livingston

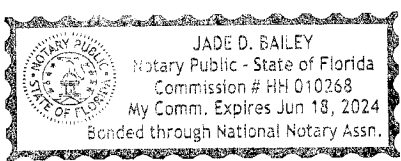
Address: 6261 Springwood Road, Cleveland, Ohio 44130

Harry Livingston (Seal)
Harry Livingston

Address: 6261 Springwood Road, Cleveland, Ohio 44130

State of Florida
County of Dixie

The foregoing instrument was acknowledged before me by means of [] Physical Presence or [] Online Notorization, this 29 day of ~~July~~ ^{JUNE} 2021, by Deborah A. Livingston and Harry Livingston, wife and husband, who is/are [] personally known to me or [] who has produced Ohio DL as identification.



Jade D. Bailey
Notary Public
Print Name: Jade D. Bailey

My Commission Expires: Jun 18, 2024