

Prepared By and Return To:
Knight Barry Title Solutions Inc.
1015 North 12th Avenue
Pensacola, FL 32501

R✓

Order No.: 2062372

Property Appraiser's Parcel I.D. (folio) Number:
0395500000

WARRANTY DEED

THIS WARRANTY DEED dated August 5, 2021, by American Concrete Supply, Inc., a Florida Corporation, existing under the laws of Florida, and having its principal place of business at P.O. Box 849, Gonzalez, Florida 32560 (the "Grantor"), to Sharon M. Mizell, a single woman, whose post office address is 379 Wood Bridge Ave., Tarpon Springs, Florida, 34689 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Eighty Thousand And No/100 Dollars (\$80,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of LEVY, State of Florida, viz:

PARCEL A

All land lying South of highway in the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 5, Township 17 South, Range 17 East, Levy County, Florida. LESS AND EXCEPT the following described Parcel of land: For a Point of Reference commence at the intersection of the East line of Northeast 1/4 of Northeast 1/4 of Section 5, Township 17 South, Range 17 East, Levy County, Florida, with the South right of way line of Levy County Road C-40; thence South 61 degrees 40 minutes 10 seconds West, along said South right of way line, 581.74 feet, to the Point of Beginning, being the Northwest corner of the East 1/2 of Lot 9 of an Unrecorded Plat, said plat prepared by Marion Engineers Associates, Inc., Ocala, Florida, under date of August 14, 1958; thence South 27 degrees 52 minutes 20 seconds East, along the West line of said East 1/2 of Lot 9, a distance of 73.04 feet, to the South line of Northeast 1/4 of Northeast 1/4 of said Section 5; thence South 88 degrees 44 minutes 44 seconds West, along said South line of Northeast 1/4 of Northeast 1/4, a distance of 160.46 feet, to said South right of way line of Levy County Road C-40; thence North 61 degrees 40 minutes 10 seconds East, along said right of way line, 143.46 feet to close on the Point of Beginning.

And

PARCEL B

A Parcel of land in Levy County, Florida more particularly described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 17 South, Range 17 East; said point being South 1365.50 feet from the Northeast corner of said section; thence South 88 degrees 42 minutes West, along the North boundary of said Southeast 1/4 of the Northeast 1/4, 405.84 feet; thence South 27 degrees 08 minutes East, 15 feet to the water's edge of a 40 foot canal; thence South 27 degrees 05 minutes East along the centerline of said canal 150 feet; thence North 58 degrees 26 minutes East, 20 feet to the intersection of the Easterly shores of a canal running

Northeasterly; thence Northeasterly along the Northerly shores of said canal 345 feet more or less to the Point of Beginning.

And

PARCEL C

The East 1/2 of Lots 9 & 10 of an Unrecorded Plat, a part of the Northeast 1/4 of Section 5, Township 17 South, Range 17 East, Levy County, Florida, said plat prepared by Marion Engineers Associates, Inc., Ocala, Florida, under date of August 14, 1958.

The above referenced East 1/2 of Lots 9 and 10 are more particularly described as follows: For a Point of Reference, commence at the intersection of the East line of Northeast 1/4 of Northeast 1/4 of Section 5, Township 17 South, Range 17 East, Levy County, Florida, with the South right of way line of Levy County Road C-40; thence South 61 degrees 40 minutes 10 seconds West, along said South right of way line, 581.74 feet, to the Point of Beginning, being the Northwest corner of the East 1/2 of Lot 9 of an Unrecorded Plat, said plat prepared by Marion Engineers Associates, Inc., Ocala, Florida, under date of August 14, 1958; thence North 61 degrees 40 minutes 10 seconds East, along said right of way, 73.00 feet to the centerline of the roadway easement shown on said plat prepared by Marion Engineers Associates, Inc.; thence South 27 degrees 09 minutes 50 seconds East, along said centerline, 109.54 feet, to the South line of said Northeast 1/4 of Northeast 1/4 of Section 5, also being the Northwest corner of the above described Parcel B; thence continue South 27 degrees 09 minutes 50 seconds East, along said centerline and West line of Parcel B, 172 feet, more or less, to the water's edge, also being the Southeast corner of said East 1/2 of Lot 10; thence Southwesterly, along the water's edge, 70 feet, more or less, to the Southwest corner of said East 1/2 of Lot 10 being a point that lies South 27 degrees 52 minutes 20 seconds East from the Point of Beginning; thence North 27 degrees 52 minutes 20 seconds West, along the West line of said East 1/2 of Lots 9 and 10, a distance of 282 feet, more or less, to close on the Point of Beginning.

Subject to easements, restrictions, 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: 2020.

EXHIBIT A

PARCEL A

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PARCEL C

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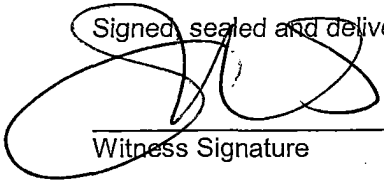
For informational purposes only:

Property Address: 9950 Hwy 40 East, Inglis, FL 34449

Tax Key Number: 0395500000

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

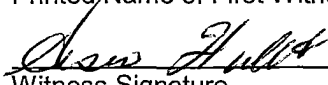
Signed, sealed and delivered in presence of:



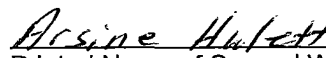
Witness Signature

Carol D. Eubanks

Printed Name of First Witness



Witness Signature



Printed Name of Second Witness

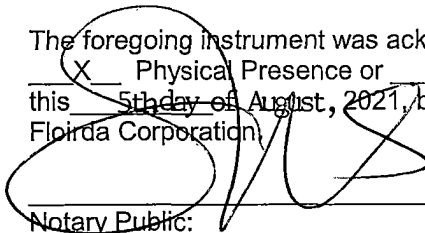
American Concrete Supply, Inc., a Florida Corporation

BY: 
C. R. Campbell, III President

Grantor Address:
P.O. Box 849
Gonzalez, FL 32560

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of
☒ Physical Presence or ☐ Online Notarization
this 5th day of August, 2021, by C. R. Campbell, III, as President of American Concrete Supply, Inc., a Florida Corporation.



Notary Public:
Notary Public, State of Florida

Produced identification:
☒ driver's license / state identification card
☐ other: _____

CAROL D. EUBANKS
Notary Public State of Florida
Commission NO. GG 943974
Commission Expires March 3, 2024