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Prepared By and Return To: **Kimberly G. Bosshardt, Esq.**  
**Bosshardt Title Insurance Agency, LLC**  
5532 NW 43rd Street  
Gainesville, FL 32653

For the issuance of title insurance, file #: 21-578

[ Space Above This Line For Recording Data ]

## WARRANTY DEED

This Warranty Deed made **October 4, 2021** between **Ralph E. Ives and Madalyn Ives, husband and wife**, whose address is 6420 Southwest 35th Way, Gainesville, FL 32608, hereinafter called the grantor, to **Graham P. Murphy, a single man**, whose post office address is: 414 Northwest 35th Terrace, Gainesville, FL 32607, hereinafter called the grantee:

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$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:

**Unit 209, of The Island Place at Cedar Key, a Condominium, according to the Declaration of Condominium, recorded in Official Records Book 192, Page 322, Public Records of Levy County, Florida.**

Tax Parcel ID# 1767600000

*Said property is not the homestead of the GRANTOR under the laws and constitution of the State of Florida in that neither GRANTOR nor any member of the household of GRANTOR reside thereon.*

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**.


**The Buyer has obtained approval from The Island Place at Cedar Key Owners Association, Inc. for the transfer of ownership. Attached hereto as Exhibit A" is the Consent to Transfer.**

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:

  
1<sup>st</sup> Witness Signature

**Kimberly Bosshardt**  
1<sup>st</sup> Witness Printed Name

  
Ralph E. Ives

  
Madalyn Ives

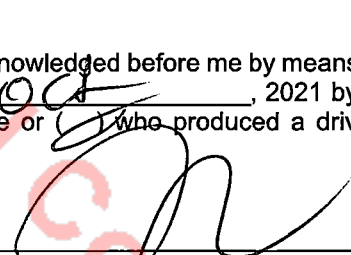
  
2<sup>nd</sup> Witness Signature

**Carol M. Valencia**  
2<sup>nd</sup> Witness Printed Name

State of Florida  
County of Alachua

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of (  ) physical presence or (  ) online notarization, on this 4 day of Oct, 2021 by **Ralph E. Ives and Madalyn Ives**, (  ) who are personally known to me or (  ) who produced a driver's license as identification.

(Notary Stamp)

  
Signature of Notary



THE ISLAND PLACE AT CEDAR KEY OWNERS ASSOCIATION, INC.  
PO Box 687  
Cedar Key, FL 32625

EXHIBIT     A    

CONSENT TO TRANSFER

The undersigned Officer or Community Association Manager of The Island Place at Cedar Key Owners Association, Inc., hereby approve the ownership transfer pursuant to the authority granted to them under the provisions of the Declaration of Condominium of said condominium.

Buyers certify that they have received the Condominium Documents and Rules & Regulations. Buyers are aware that the Rules & Regulations specify 1 pet, 40 lbs. or under and certify that they will not bring a pet to the property at any time that does not comply with the pet rule.

UNIT: 209  
SELLER: Madalyn Ives and Ralph E. Ives  
BUYER: Graham Murphy  
CLOSING DATE: September 30, 2021

Transfer Fee: \$25.00 is required, payable to Island Place Condominium, 550 1<sup>st</sup> St., Cedar Key, FL 32625

Please forward Warranty Deed upon closing.





DATE: Sept 28, 2021

Mendy Allen, Property Manager  
ON BEHALF OF THE BOARD OF DIRECTORS  
Island Place at Cedar Key Owners Association, Inc.