

**R** Return To: Jenny Rivard, Esq. 1000 Elm St., Suite 800, Manchester, NH 03101

THIS IS A CONTRACTUAL TRANSFER, BUT NO CONSIDERATION HAS BEEN PAID, THE TRUST HAVING BEEN CREATED AND FUNDED FOR ESTATE PLANNING PURPOSES AS A TESTAMENTARY SUBSTITUTE; REV. 802.02; RSA 78-B:2 (XXII) SUBJECT TO NO MINIMUM TRANSFER TAX.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that James W. St. Jean and Joan M. St. Jean, husband and wife, of 13850 NW 50th Avenue, Chiefland FL 32626, for no consideration paid, grant to James W. St. Jean and Joan M. St. Jean, as Trustees of the St. Jean Revocable Trust dated July 1, 2015, with an address of 13850 NW 50th Avenue, Chiefland FL 32626, with WARRANTY COVENANTS, in the following described premises:

**Witnesseth**, that said grantor, for and in no consideration, the following described land situate, lying and being in the Levy County, Florida, to wit:

**Parcel 70, of WINDING RIVER PRESERVE, an unrecorded subdivision located in Levy, County, Florida and more particularly described:**

**A parcel of land in Section 11, Township 11 South, Range 16 East, Levy County, Florida, said parcel being more particularly described as follows:**

**For a Point of Reference, commence at Point 'C' as defined in the description for the Portion along NE Waters Pond Road using North right of way as boundary' in Exhibit 'D' of the 'Declaration of Restrictions and Protective Covenants for Winding River Preserve' as recorded in Official Records Book 947, Page 157, Public Records of Levy County, Florida being a point on the apparent North right of way line of NE Waters Pond Road as described in Exhibit 'C' of the 'Access Easement and Maintenance Agreement' recorded in Official Records Book 849, Page 331, and being approximately 2913 feet West and 2024 feet South of the NE corner of Section 11, Township 11 South, Range 16 East, Levy County, Florida; thence s 33°29'12" E, 75.84 feet, to a point on the boundary of the 'Common Property' described in said Exhibit 'D' that lies at the Southeast corner of the intersection of NE Martin**

Road with NE Waters Pond Road; thence, along that portion of said boundary of the 'Common Property' that lies along the East side of NE Waters Pond Road between NE Martin Road and NE Cobb road, until otherwise noted, run S 08°18'46" W, 373.21 feet; thence S. 13°5'56" W, 433.90 feet; thence S 07°10'19" E, 150.00 feet, to the Point of Beginning; thence continue S 07°10'19" E, 698.16 feet; thence S 00°25'12" W, 802.27 feet; thence S 03°47'23" E, 217.82 feet; thence, departing said boundary of the 'Common Property', run N 50°03'42" E, 1227.15 feet thence N 89°09'11" E, 752.91 feet; thence N 04°01'51" W, 973.28 feet; thence N 42°20'28" W, 558.81 feet; thence S 70°42'46" W, 1424.56 feet, to close on the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, in simple fee forever.

Meaning and intending to be the same premises described in a Deed from Evan Glasser, Individually and as Trustee of the Reese Lauren Glasser Irrevocable Trust of 2010, dated December 2, 2010 and Evan Glasser, Individually and as Trustee of the Aaron Seth Glasser Irrevocable Trust of 2010, dated December 2, 2010 to James W. St. Jean and Joan M. St. Jean, dated April 19, 2021, and recorded in the Levy County Registry of Deeds at Book 1580, Page 907. No title search has been completed in reference to this deed.

(Signature Page Follows)

EXECUTED on 4/06/2022.

Witness

James W. St. Jean

Witness

Joan M. St. Jean

## STATE OF FLORIDA

Levy, SS

On this 04/06/2022, before me, personally appeared James W. St. Jean and Joan M. St. Jean, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Notary Public

My Commission Expires: 10/07/2023