

Prepared by and return to:
Adam C. Henderson
Levy Abstract & Title Company
13 East Park Avenue
Chiefland, Florida 32626
File Number: T-25458

General Warranty Deed

Made this August 16th, 2022 A.D. By **WLCJ FOREST MANAGEMENT. LLC**, a Florida limited liability company, whose mailing address is: 17470 SW 122nd Ter, Cedar Key, Florida 32625, hereinafter called the grantor, to **ALFREDO CANDELORA**, whose mailing address is: 4947 Pompano Dr., New Port Richey, Florida 34652, hereinafter called the grantee:

(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:

See Attached Schedule "A"

Parcel ID Number: **01284-000-00 & 01285-009-0B**

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, 2021.

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:

Deniese Y. Clements
Witness Printed Name Deniese Y. Clements

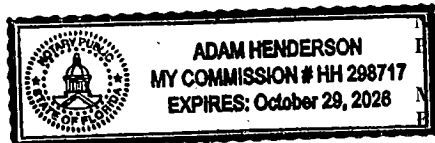
Adam C. Henderson
Witness Printed Name Adam C. Henderson

WLCJ FOREST MANAGEMENT. LLC
By: William L. Wyrosdick, Jr. (Seal)
WILLIAM L. WYROSDICK, JR., Manager
Address: 17470 SW 122nd Ter, Cedar Key, Florida 32625

(Seal)
Address:

State of Florida
County of Levy

The foregoing instrument was acknowledged before me by means of physical presence this 16th day of August, 2022, by **WILLIAM L. WYROSDICK, JR., Manager of WLCJ FOREST MANAGEMENT. LLC**, a Florida limited liability company, who is/are personally known to me or who has produced _____ as identification.



Notary Public
Print Name: _____
My Commission
Expires: _____

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"Schedule A"

PARCEL 1 (Tax ID #0128400000):

E 1/2 of SW 1/4 of NE 1/4; and SW 1/4 of SE 1/4 of NE 1/4; and E 1/2 of NW 1/4 of NE 1/4 of SE 1/4 of Section 17, Township 14 South, Range 14 East, Levy County, Florida.

TOGETHER WITH an easement over "Purdue Road" as shown in GRANT OF EASEMENT executed by TREESOURCE, LLLP, a Georgia limited liability limited partnership, dated 01/31/2003, filed 02/05/2003 and recorded in O.R. Book 820, Page 810, Public Records of Levy County, Florida.

PARCEL 2 (Tax ID #012850090B):

A portion of Tract 35, being more particularly described as follows:

Commence at the SW corner of that property described in O.R. Book 1349, Page 92, Public Records of Levy County, Florida; thence run N 88°16'28" W, 330.29 feet; thence N 00°03'16" E, 93.77 feet; thence S 89°45'50" E, 330.18 feet to a point on the West line of aforesaid O.R. Book 1349, Page 92; thence S 00°04'17" W, 102.35 feet to the Point of Beginning.

TOGETHER WITH an easement over "Purdue Road" as shown in GRANT OF EASEMENT executed by TREESOURCE, LLLP, a Georgia limited liability limited partnership, dated 01/31/2003, filed 02/05/2003 and recorded in O.R. Book 820, Page 810, Public Records of Levy County, Florida.