

QUIT CLAIM DEED

Return to: (enclose self-addressed stamped envelope)

Name: Charles William Hinote  
Address: 3350 NW 57<sup>th</sup> Ct.  
Chiefland, FL 32626

This Instrument Prepared by:

Name: Charles William Hinote  
Address: 3350 NW 57<sup>th</sup> Ct.  
Chiefland, FL 32626

Property Appraisers Parcel Identification: 00870-014-00,

Folio Number(s): 07579-002-00, 18418-000-00

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

This Quit Claim Deed, Made the 17<sup>th</sup> day of January, 2023, by  
Ryan William Hinote  
first party, to Charles William Hinote  
whose post office address is 3350 NW 57<sup>th</sup> Ct., Chiefland, FL 32626  
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the first party, for and in consideration of the sum of \$ 10.00  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,  
and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first  
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of  
Levy, State of Florida, to-wit:

See attached Exhibits "A" & "B"

The described lands are not the homestead property of the grantor according to the laws and constitution of the state of Florida.

**To Have and to Hold**, The same together with all and singular the appurtenances thereunto belonging  
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said  
first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

**In Witness Whereof**, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Rebecca Groom

Witness Signature (as to first Grantor)

Rebecca Groom

Printed Name

WALTER SCHAFER

Witness Signature (as to first Grantor)

Walter Schaffer

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF Florida

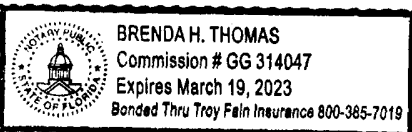
COUNTY OF Gilchrist

Ryan William Hinote

known to me to be the person X described in and who executed the foregoing instrument, who acknowledged before me that Ryan William Hinote

executed the same, and an oath was not taken. (Check one: ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: \_\_\_\_\_)

NOTARY RUBBER STAMP SEAL



Ryan Hinote

Grantor Signature

Ryan Hinote

Printed Name

P.O. Box 582 Tallahassee FL

Post Office Address

Co-Grantor Signature, (if any)

Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid

this 23<sup>rd</sup> day of January, 2023

Brenda H. Thomas

Notary Signature

Brenda H. Thomas

Printed Name

*Exhibit "A"*

PREPARED BY AND RETURN TO:

Jade Griffin  
 Bankers Title of the Nature Coast, Inc.  
 P. O. Box 1260  
 Old Town, FL 32680

File Number: 7773

Parcel ID Number: 00870-014-00 & 07579-002-00

## Special Warranty Deed

**This Special Warranty Deed** made this June 2, 2015 A.D. By

**Alpha Two Holdings, LLC, a Florida limited liability company**

and having its principal place of business at: P. O. Drawer 1039, Chiefland, FL 32644, hereinafter called the grantor(s), to

**Charles William Hinote and Ryan William Hinote, as joint tenants with right of survivorship**

whose post office address is: 3350 NW 57th Court, Chiefland, FL 32626, 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:

### PARCEL 1

THE EAST ONE-HALF of the following described property:

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 1, Township 12 South, Range 14 East, Levy County, Florida for a point of reference; thence S 89°48'48" West along the North line of the said SE 1/4, a distance of 678.92 feet; thence S 00°18'44" E, a distance of 804.32 feet; thence S 89°51'37" West, a distance of 7.55 feet; thence S 00°18'44" East, a distance of 30 feet more or less, to an intersection with a fence line running Easterly and Westerly; thence continue S 00°18'44" East a distance of 108 feet to an intersection with an Easterly prolongation of a fence line running Easterly and Westerly, for a Point of Beginning; thence run Westerly along said Easterly projection of a fence line to an intersection of fence lines running Northerly and Westerly, a distance of 1.5 feet more or less, and bearing of North 89°25'39" West; thence continue along the fence line running Westerly to an intersection of fence lines running Northerly, Easterly, Southerly and Westerly, a distance of 161 feet more or less, and a bearing of N 89°25'39" West; thence continue running Westerly at a bearing of N 89°25'39" West for a distance of 46.5 feet; thence due South, a distance of 100 feet, thence Easterly and directly parallel to the Northern boundary described, a distance of 207.05 feet; thence due North, a distance of 100 feet back to the Point of Beginning, all lying and being in Section 1, Township 12 South, Range 14 East, Levy County, Florida.

Together with that certain 1990 FLEE double-wide mobile home (VIN # FLFLK33B13146BA & FLFLK33A13146BA) located on said property.

### PARCEL 2

Lots 3 and 5, Block C, COLFAX CITY, according to the plat thereof, as recorded in Plat Book 3, page 10, of the Public Records of Levy County, Florida.

Together with that certain 1999 GENE single wide mobile home (VIN # GMHGA2299821741) located on said property.

**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.

INSTR # 601767, OR BK 1356 Page 718, Recorded 06/03/2015 at 03:39 PM,  
Rec:\$18.50 Danny J. Shipp, LEVY COUNTY CLERK Deputy Clerk MB

*Exhibit "B"*

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2929478 2 PAGES  
June 02, 2015 03:17:25 PM  
Book 4354 Page 1535  
J K IRBY Clerk Of Circuit Court  
ALACHUA COUNTY, Florida

Doc Stamp-Deed \$147.00



Prepared by and return to:

*pu*  
Patrice Boyes, P.A.  
414 SW 140th Terrace Suite 100  
Newberry, FL 32669  
352-372-2684  
File Number: 1503

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **2nd** day of **June, 2015** between **Shayna Brown Davis**, whose post office address is **3221 SW 170th Street, Archer, FL 32618**, grantor, and **Charles William Hinote and Ryan William Hinote**, his son, as joint tenants with the right of survivorship, whose post office address is **3350 NW 57th Court, Chiefland, FL 32626**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$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:

**Lot 9, MEADOWVIEW ESTATES, according to the Plat thereof recorded in Plat Book 7, Page 24, Public Records of Levy County, Florida.**  
**Together with a 1985 FLINT Mobile Home bearing ID# 156S142FB5539GA and Title #41366899.**

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

**NOTE: THE LAND DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR(S), AND NEITHER THE GRANTORS NOR THE GRANTORS' SPOUSES, NOR ANYONE FOR WHOSE SUPPORT THE GRANTORS ARE RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.**

**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, 2014**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.