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3080.00
3098.50

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This instrument prepared by and return to:
Debi Bouchard
LEVY ABSTRACT AND TITLE COMPANY
P.O. Box 148
Bronson, FL 32621
LATC file #: T-29156
Parcel I.D. #: 04419-000-00

General Warranty Deed

Made this 22nd day of March, 2023, by

BRANDON COLE PICKEL and SAVANNA RENEE PERRYMAN,

whose addresses (respectively) are 12550 NE 18th Street, Williston, Florida 32696, and 1803 NE 592nd Street, Old Town, Florida 32680, hereinafter called the grantor, to

CHAD E. PRATT and JANINE A. PRATT, husband and wife,

whose address is 17631 NE 27th Street, Williston, Florida 32696, 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:

A parcel of land in the NW 1/4 of NE 1/4 of Section 11, Township 13 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northeast corner of the NW 1/4 of NE 1/4 of Section 11, Township 13 South, Range 18 East, Levy County, Florida; thence N 89°28'00" W, along the North line of said Section, 330.05 feet; thence S 00°27'07" E, 50.00 feet to the South right of way line of State Road No. 121 (S.R. No. 121); thence N 89°28'00" W, along said right of way line, 313.57 feet to the West line of the East 1/2 of NW 1/4 of NE 1/4 of said Section 11; thence S 00°22'11" W, along said West line, 753.71 feet to the Point of Beginning; thence continue S 00°22'11" W, 518.31 feet, more or less, to the SW corner of the East 1/2 of NW 1/4 of NE 1/4 of said Section 11; thence S 89°10'46" E, along said South line, 331.86 feet; thence N 00°27'07" W, 518.31 feet, to the SE corner of that property described in O.R. Book 605, Page 958; thence N 89°28'00" W, along the South line of last said property, 324.38 feet to close on the Point of Beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the West 35 feet of Lot 5, LEGACY ACRES, according to the plat thereof recorded in Plat Book 11, Page 30, Public Records of Levy County, Florida.

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

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, 2022.

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:

Debi Bouchard
1st Witness Signature
Witness Printed Name Debi Bouchard

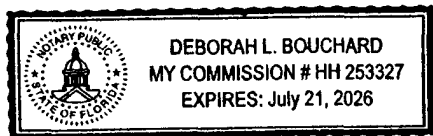
Brandon Cole Pickel
3/22/23
BRANDON COLE PICKEL
12550 NE 18th Street, Williston, Florida 32696

Savanna Renee Perryman
2nd Witness Signature
Witness Printed Name SAVANNA RENEE PERRYMAN

SAVANNA RENEE PERRYMAN
1803 NE 592nd Street, Old Town, Florida 32680

State of Florida
County of Levy

The foregoing instrument was acknowledged before me by means of (CHECK ONE): physical presence OR online notarization, this ___ day of March, 2023, by BRANDON COLE PICKEL and SAVANNA RENEE PERRYMAN, who (CHECK ONE): are personally known to me OR produced FL DL as identification.



Deborah L. Bouchard
Notary Public Signature
Print Name:

My Commission Expires: