

Prepared by:
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Return to: GRANTEE

File Number: T20236878

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Warranty Deed

This Warranty Deed made this 8th day of March, 2023, between Till Siegmund, a single man whose post office address is Gempenstrasse St 4 CH4127 Birsfelden, Switzerland, grantor, and William Jacobs, a single man whose post office address is 1504 Woodside Avenue, Essexville, MI 48732, 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 the Levy County, Florida, to-wit:

Lot 2, Block I, A REPLAT OF A PORTION OF GRACELAND SHORES, according to plat thereof as recorded in Plat Book 6, Page 41, of the Public Records of Levy County, Florida.

Lots 24 and 25, Block H, GRACELAND SHORES, according to plat thereof as recorded in Plat Book 5, Page 67, of the Public Records of Levy County, Florida.

Together with a 1992 doublewide mobile home bearing ID# FLHMBS48032465A and FLHMBS48032465B

Subject to easements, restrictions and reservations of record and to taxes for the year 2023 and thereafter.

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, 2022.

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:

Witness Signature

Witness Printed Name

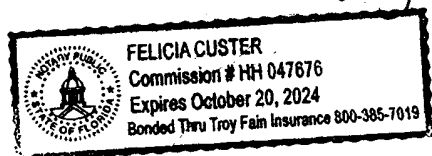
Witness Signature

Witness Printed Name

State of Florida

County of Citrus

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8 day of March, 2023, by Till Siegmund, a single man.



(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced Passport