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Prepared by and return to:

MELISSA E. BARLAUG

Legal Assistant

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Lake Placid, FL 33852

863-465-5033

File Number: 04-23

19,900

\$18.50 rec

\$139.30 doc

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Warranty Deed

This Warranty Deed made this 29 day of **March, 2023** between **BETTE S. REBMANN** whose post office address is **333 LAKE JUNE DR, Lake Placid, FL 33852**, grantor, and **JOHN CORBIN** whose post office address is **8121 NE 112TH PL, Bronson, FL 32621**, 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:

W 1/2 of the SE 1/4 of the SW 1/4 of the NW 1/4 of the SW 1/4, Section 29, Township 11 South, Range 17 East, Levy County, Florida.

Parcel Identification Number: 03233-292-00

SUBJECT TO:

1. Ad valorem taxes and solid waste charges subsequent to 2022;
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the plat or otherwise common to the subdivision;
4. Public utility easements of record.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the grantor as defined by Florida law. The property is in fact VACANT and unimproved land.

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:

Nancy Colon
 Witness Name: Nancy Colon

Terry L. Caauwe
 Witness Name: Terry L. Caauwe

Bette S. Rebmann (Seal)
 BETTE S. REBMANN

State of Florida
 County of Highlands

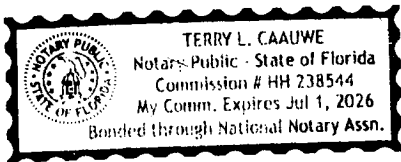
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of March, 2023 by BETTE S. REBMANN, who ☐ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

Terry L. Caauwe
 Notary Public

Printed Name: Terry L. Caauwe

My Commission Expires: 7/1/2026



Unofficial Copy