

Prepared by and return to:

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File Number: 2023-30  
Will Call No.:

R✓

Parcel Identification No. 0347400100

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 26th day of April, 2023 between **Bradley T. Freese a/k/a Bradley Thomas Freese**, a married man, whose post office address is 71 Fairview West, Tequesta, FL 33469 of the County of Palm Beach, State of Florida, grantor\*, and **Michael Clapper, Trustee of the Clapper Family Revocable Trust dated August 9, 2017 and Joan Clapper, Trustee of the Clapper Family Revocable Trust dated August 9, 2017** whose post office address is 2156 SW University Street, Stuart, FL 34997 of the County of Martin, State of Florida, grantee\*,

**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:

A parcel of land in the SW 1/4 of Section 17, Township 12 South, Range 17 East, Levy County, Florida, being a portion of the property described in O.R. Book 415, Page 558, and being more particularly described as follows:

For a Point of Beginning commence at the SW corner of SW 1/4 of Section 17, Township 12 South, Range 17 East, Levy County, Florida; thence North 89°52'34" East, along the South line of said SW 1/4, a distance of 875.29 feet, to the West line of that property described in Deed Book 37, Page 586; thence, along said West line until otherwise noted, run North 10°22'33" West, 143.72 feet; thence North 76°33'25" East, 142.57 feet; thence North 49°56'43" East, 115.97 feet; thence North 31°25'08" East, 110.84 feet; thence North 70°27'12" East, 62.85 feet; thence North 70°24'37" East, 98.12 feet; thence North 12°18'24" East, 33.44 feet; thence, departing said West line, run South 89°52'34" West, parallel with said South line of SW 1/4, a distance of 1272.05 feet, to the West line of said SW 1/4 of Section 17; thence South 02°50'53" West, along said West line, 430.00 feet, to close on the Point of Beginning.

Together with a 30-foot easement for ingress and egress over and across a portion of said SW 1/4 of Section 17, being more particularly described as follows:

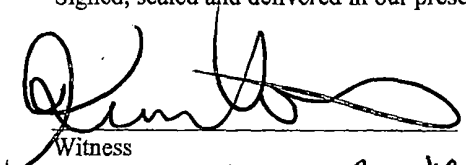
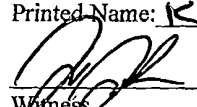
For a Point of Reference commence at the SW corner of SW 1/4 of Section 17, Township 12 South, Range 17 East, Levy County, Florida; thence North 02°50'53" East, along the West line of said SW 1/4, a distance of 430.00 feet to the Point of Beginning for this easement; thence North 89°52'34" East, parallel with the South line of said SW 1/4, a distance of 30.04 feet, to the intersection with a line that lies parallel with and 30 feet East of said West line; thence North 02°50'53" East, along said parallel line, 1068 feet, more or less, to the intersection with the Easterly extension of the North line of that easement described in O.R. Book 316, Pages 716 and 717; thence Westerly, along said extension, 30 feet, more or less, to said West line of SW 1/4; thence South 02°50'53" West, along said West line of SW 1/4, a distance of 1068 feet; more or less, to close on the Point of Beginning.

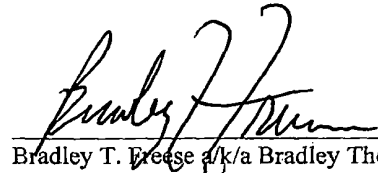
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires. Property is vacant and is not the homestead of Grantor or anyone in his immediate family.

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:

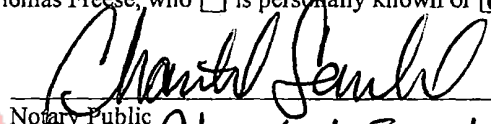
  
 Witness  
 Printed Name: Kimberly Vicente  
  
 Witness  
 Printed Name: Brigitte Paker

  
 Bradley T. Freese a/k/a Bradley Thomas Freese

State of Florida 23  
 County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of April, 2023 by Bradley T. Freese a/k/a Bradley Thomas Freese, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

  
 Notary Public  
 Print Name: Chantal Samlal  
 My Commission Expires: 07/05/2024

