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Prepared by and return to:

Virginia McCormac
Community Title, LLC
175 NW 138th Terr. Ste. 100
Newberry, FL 32669
(352) 331-0817
File No 2023-2220

✓R

Parcel Identification No 05580-001-00

\$10.00

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WARRANTY DEED

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

This indenture made the **24th day of May, 2023** between **Linda Thomas**, whose post office address is **8400 SW 28th Pl, Gainesville, FL**, of the County of 32608, State of Florida, Grantor, to **Spurs Chophouse & Saloon, LLC, a Florida Limited Liability Company**, whose post office address is **14531 SE 6th Ln, Williston, FL 32696**, of the County of Levy, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Parcel 2:

A part of LOTS 7 and 10, BLOCK 12, MAP OF WILLISTON, according to plat thereof recorded in Plat Book 1, page 1, public records of Levy County, Florida, more particularly described as follows, to-wit: Beginning at the SE Corner of Lot 10, Block 12, Map of Williston, and run thence West 20 feet 3 inches to the center of a concrete block wall; thence run North along the center of said wall a distance of 65 feet to a point; thence run East 20 feet 3 inches to the East line of Lot 7; thence run South 65 feet to the Point of Beginning.

ALSO an undivided one-half interest in the West Wall of the building known as the J.L. Ross Hardware Company building in the Town of Williston.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 8400 SW 28th Pl, Gainesville, FL.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Virginia McCormac
WITNESS
PRINT NAME: Virginia McCormac

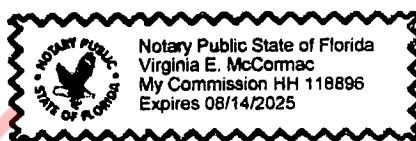
By: Linda Thomas
Linda Thomas

William Futch
WITNESS
PRINT NAME: William Futch

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of May, 2023, by Linda Thomas.

Virginia E. McCormac
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: _____
Type of Identification
Produced: _____

Unofficial Copy