

Prepared by:

Katy Orr

Atlas Title Agency, LLC

1279 East Silver Springs Boulevard

Ocala, Florida 34470

File Number: 23-1979

General Warranty Deed

Made this June 5, 2023 A.D. By **Steven Lee Ellis and Margot A. Ellis, husband and wife**, hereinafter called the grantor, to **Robert C. Krawiec and Bonnie H.B. Krawiec, husband and wife**, whose post office address is:

249 Boulder Rd. Manchester CT. 06040
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:

Commencing at the SW corner of Tract 30 of STARTING POINT, as recorded in Plat Book 6, Page 70 of the Public Records of Levy County, Florida, thence S 01 deg. 04 min. 36 sec. E, along the East boundary of STARTING POINT 1305.45 feet to the Point of Beginning of the herein described parcel; thence S 89 deg. 14 min. 08 sec. E parallel with the South boundary of said Tract 30, 1335.37 feet to the East boundary of Section 16, Township 14 South, Range 19 East; thence S 01 deg. 04 min. 28 sec. E, along said East boundary of Section 16, 326.36 feet; thence departing from said East boundary N 89 deg. 14 min. 08 sec. W, parallel with the South boundary line of Tract 30, 1335.36 feet to the East boundary of STARTING POINT; thence N 01 deg. 04 min. 36 sec. W, along said East boundary of STARTING POINT 326.36 feet to the POINT OF BEGINNING, LESS the East 60 feet thereof conveyed to Levy County for public road right-of-way.

Subject to covenants, restrictions, easements, limitation and reservations of record (if any) and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **05361-000-00**

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.

Prepared by:
 Katy Orr
 Atlas Title Agency, LLC
 1279 East Silver Springs Boulevard
 Ocala, Florida 34470

File Number: 23-1979

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:

Katlyn Orr
 Witness Printed Name Katlyn Orr

Molly White
 Witness Printed Name Molly White

Steven Lee Ellis (Seal)
 Steven Lee Ellis

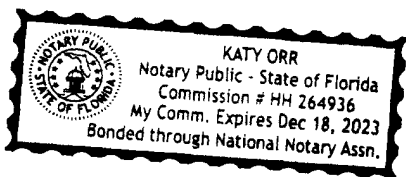
Margot A. Ellis (Seal)
 Margot A. Ellis

Address 2910 Larranaga Dr.
Villages, FL 32162

State of FL

County of Manon

The foregoing instrument was acknowledged before me this 5 day of June, 2023, by means of ☒ physical presence or ☐ online notarization by Steven Lee Ellis and Margot A. Ellis, husband and wife, who is/are personally known to me or who has produced D.L. as identification.



Katlyn Orr
 Notary Public
 Print Name: _____
 My Commission Expires: _____