

Prepared by and return to:

Rebecca L. White  
Bankers Title of the Nature Coast, Inc.  
25703 SE Hwy 19  
Old Town, FL 32680  
(352) 542-1228  
File No 15123

Parcel Identification No 07366-022-00

BANKERS TITLE INSURANCE  
P.O. BOX 1260  
OLD TOWN, FL 32680

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## WARRANTY DEED

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

**THIS INDENTURE** made the 7th day of July, 2023 between **Andrew William English a/k/a Andrew W. English, husband and wife**, whose post office address is 30 Northeast 605th Street, Old Town, FL 32680, hereinafter called the Grantors, to **Kadi E. Hicks and Justin Hicks, wife and husband**, whose post office address is 322 NE 9th Terrace, Chiefland, FL 32626, hereinafter called the Grantees:

**Witnesseth**, that said Grantors, for and in consideration of the sum of Ten Dollars (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

**Lots 26, 27 and 28, Block B, FRUITLAND HEIGHTS, according to the plat thereof, as recorded in Plat Book 3, pages 13, of the public records of Levy County, Florida.**

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

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

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*

WITNESS  
PRINT NAME: *[Handwritten Name]*

*[Handwritten Signature]*

Andrew William English a/k/a Andrew W. English

*[Handwritten Signature]*  
Amy English

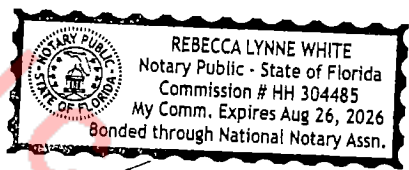
*[Handwritten Signature]*  
WITNESS  
PRINT NAME: *[Handwritten Name]*

STATE OF FLORIDA  
COUNTY OF DIXIE

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization this  7  day of July, 2023, by Andrew William English and Amy English.

*[Handwritten Signature]*

Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: \_\_\_\_\_  
Type of Identification \_\_\_\_\_  
Produced:  RVDL

Unofficial Copy