

Prepared by and Return to:
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Sunshine Baynard, Esq.
Post Office Box 2794
Chiefland, Florida 32644

TITLE NEITHER EXAMINED, NOR APPROVED
BY PREPARING ATTORNEY

WARRANTY DEED

THIS INDENTURE made this 22nd day of June, 2023, between JIMMY R. HALE and LEONORA LAWHON HALE, a married couple, whose address is 6891 NW 88th Lane, Chiefland, Florida 32626, (Grantors), to RYAN LEE KANE, married man, whose address is 19551 Goin Outback Drive, Alva, Florida 33920, and RACHEL SHELLEY, a married woman, whose address is 1231 Mandiba Drive, Lake City, Florida 32124, (Grantees), as Joint Tenants with Right of Survivorship, reserving a life estate, unto the Grantor, for the remainder of Grantor's life, without any liability for waste, with full power and authority in grantee to sell, convey, mortgage, lease or otherwise dispose of the property described below fee simple, with or without consideration, without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom, and without liability for waste. Upon the death of the life tenant, title shall immediately vest in RYAN LEE KANE and RACHEL SHELLEY.

(The singular includes plural and masculine gender includes feminine gender, wherever the context so requires.)

WITNESSETH: That the Grantors for and in consideration of the sum of LOVE AND AFFECTION and other good and valuable consideration to her in hand paid by Grantee the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee their successors, heirs, and assigns, forever, the following described land, situate, lying and being, in the County of Levy, State of Florida, to-wit:

Lots 1, 2, 3 and 4, ARROWOOD SUBDIVISION, according to the plat thereof recorded in Plat Book 8, page 6, Public Records of Levy County, Florida.

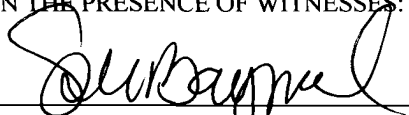
Parcel IDs: 1937700000, 1937800000, 1937900000 and 1938000000.

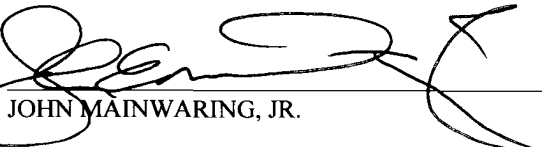
SUBJECT TO the taxes for the year 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

AND THE SAID Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF WITNESSES:


SUNSHINE BAYNARD

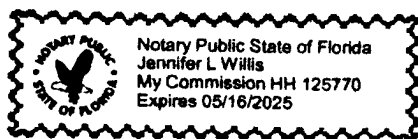

JOHN MAINWARING, JR.


STATE OF FLORIDA
COUNTY OF LEVY


JIMMY R. HALE


LEONORA LAWHON HALE

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 22nd day of June, 2023 JIMMY R. HALE and LEONORA LAWHON HALE, who are personally known to me or who has produced _____ as identification.




Signature of person taking acknowledgment