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Prepared by and return to:  
S M Houghton  
Maverick National Services-FL, LLC  
361 Interstate Boulevard  
Sarasota, FL 34240  
7023076

(Space Above This Line For Recording Data)

## Warranty Deed

**This Warranty Deed** made this 28th day of July, 2023, between **Anthony Rodger Bercheny and Tiffany Anique Miller (as to Parcel 1) and Tiffany A Miller, (as to Parcel 2), both single persons** whose post office address is **c/o Henry M. Nirenberg (Receiver), 2000 Town Center, Suite 1500, Southfield, MI 48075** Grantor and **Raymond Bauquet and Viviane Bauquet Farre, Co-Trustees of the Raymond Bauquet Trust**, whose post office address is **c/o Viviane Bauquet Farre (Co-Trustee), 505 Dusty Lane, Sebastopol, CA 95472** Grantee:

(Whenever used herein the terms "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, trusts and trustees)

**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, situated, lying and being in Levy County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
OF PARCELS 1 AND 2**

**Parcel ID/Tax/Folio/Account #s – 0380900000 and 0380903400**

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


**Subject** to restrictions, reservations and easements of record, if any AND any and all taxes accruing subsequent to December 31, 2022.

**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.

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 #1   
Printed Name: Scott G. Wallace

Witness #2 Nanette Hall  
Printed Name: Nanette Hall

Anthony Rodger Bercheny  
by Henry M Nirenberg AIF  
Anthony Rodger Bercheny by Henry M Nirenberg, attorney-in-fact  
Tiffany Anique Miller  
by Henry M Nirenberg AIF  
Tiffany Anique Miller being one and the same as Tiffany A Miller by Henry M Nirenberg, attorney-in-fact

State of Michigan

County of Oakland

The foregoing instrument was sworn to, subscribed and acknowledged before me by **Henry M Hirenberg, as attorney-in-fact for the Grantors Anthony Rodger Bercheny and Tiffany Anique Miller a/k/a Tiffany A Miller** by means of X physical presence or \_\_\_\_\_ online notarization this 11<sup>th</sup> day of **July, 2023**, if physical appearance he/she/they is/are personally known to me or produced \_\_\_\_\_ as identification.

Nicole Davis  
Notary Public  
Printed Name: Nicole Davis  
My Commission Expires: 7-11-2025

NICOLE DAVIS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Jul 11, 2025  
ACTING IN COUNTY OF Oakland

## EXHIBIT "A"

## PARCEL 1:

A parcel of land in Section 25 and 26, Township 15 South, Range 17 East, being a portion of Tract #'s 16, 17, and 49 of Lake Bonable Estates, an unrecorded subdivision in Sections 25 and 26, Township 15 South, Range 17 East, Levy County, Florida, and being more particularly described as follows:

For a Point of Beginning commence at the Southwest corner of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 25, thence North 88 degrees 58 minutes 41 seconds East, along the South line of said North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the South right of way line of a 50 feet ingress and egress easement as described in Official Records Book 161, Page 341 and known as Wilson Way (SE 128<sup>th</sup> Lane), 469.96 feet to the East line of Tract # 49 on said subdivision plat: thence North 00 degrees 13 minutes 26 seconds West along said East line and parallel with the West line of said Section 25, 640.27 feet to the South line of Tract #17 and the South right of way line of a 50 feet road easement described in Official Records Book 216, Page 112 known as Peterson Road (SE 127<sup>th</sup> Place); thence South 89 degrees 17 minutes 59 seconds West along said South line, 101.75 feet; thence North 00 degrees 13 minutes 26 seconds West, 891.50 feet to the North line of said Tract #17; thence North 89 degrees 53 minutes 58 seconds West, 178.18 feet to the Northwest corner of said Tract #17; thence South 00 degrees 13 minutes 26 seconds East, along the West line of Tract #17, 212.21 feet; thence South 89 degrees 15 minutes 02 seconds West, 130.00 feet to the Northeast corner of Tract #15; thence South 00 degrees 13 minutes 26 seconds East, along the East line of said Tract #15, 681.67 feet to the Southeast corner of Tract #15 and the North line of Tract #16 and the South right of way line of Peterson Road (SE 127<sup>th</sup> Place); thence South 89 degrees 17 minutes 59 seconds West along said South right of way line 60.00 feet; thence South 88 degrees 55 minutes 43 seconds West continuing along said South right of way line, 521.38 feet to the East right of way line of Levy County Road C-337; thence South 17 degrees 17 minutes 30 seconds East, along said East right of way line 525.21 feet to the Point of Curvature of a curve concave to the West having a Radius of 994.93 feet; thence Southerly along the arc of said curve through a Central Angle of 8 degrees 11 minutes 58 seconds, 142.38 feet to the South line of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 26, Township 15 South, Range 17 East and the South right of way line of said Wilson Way (SE 128<sup>th</sup> Lane); thence North 88 degrees 50 minutes 05 seconds East along said South lines 335.29 feet to close on the Point of Beginning.

## PARCEL 2:

A parcel of land in Section 25, Township 15 South, Range 17 East, being a portion of Tract 17, 47 and 48 of Lake Bonable Estates, an unrecorded subdivision in Sections 25 and 26, Township 15 South, Range 17 East, Levy County, Florida, and being more particularly described as follows:

For a Point of Reference, Commence at the Southwest corner of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 25, thence North 88 degrees 58 minutes 41 seconds East, along the South line of said North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the South right of way line of a 50 foot ingress and egress easement as described in Official Records Book 161, Page 341 and known as Wilson Way (SE 128<sup>th</sup> Lane), 469.96 feet to the West line of Tract #48 on said Subdivision Plat and the Point of Beginning; thence North 00 degrees 13 minutes 26 seconds West along said West line and parallel with the West line of said Section 25, 640.27 feet to the South line of Tract # 17 and the South right of way line of a 50 foot road easement described in Official Records Book 216, Page 112, known as Peterson Road (SE 127<sup>th</sup> Place); thence South 89 degrees 17 minutes 59 seconds West along said South line, 101.75 feet; thence North 00 degrees 13 minutes 26 seconds West, 891.50 feet to the North

EXHIBIT "A"  
(CONTINUED)

line of said Tract 17; thence South 89 degrees 53 minutes 58 seconds East, 371.82 feet to the Northeast corner of Tract #17; thence South 00 degrees 13 minutes 26 seconds East, 886.30 feet to the Southeast corner of said Tract #17 and the South right of way line of said Peterson Road; thence North 89 degrees 17 minutes 59 seconds East, along said South right of way line, 499.80 feet to the Northeast corner of Tract # 47 as shown on said Subdivision Plat; thence South 00 degrees 13 minutes 26 seconds East, along the East line of said Tract #47, 635.95 feet to the aforesaid South right of way line of Wilson Way (SE 128th Lane) and the South line of said North 1/2 of the Southwest 1/4 of the Southwest 1/4, thence South 88 degrees 58 minutes 41 seconds West, 769.93 feet to close on the Point of Beginning.

Unofficial Copy