

This instrument prepared by and return to:
Debi Bouchard
LEVY ABSTRACT AND TITLE COMPANY
P.O. Box 148
Bronson, FL 32621
LATC file # : T-12809
Parcel I.D. #: 09885-000-00

PM

General Warranty Deed

Made this 18th day of August, 2023, by

JOANN E. GILMORE, the unmarried widow of THOMAS W. GILMORE, deceased,

whose address is 15250 NE 49th Lane, Williston, Florida 32696, hereinafter called the grantor, to

MAGICFROST, LLC, a Florida limited liability company,

whose address is 15351 NE Hwy. 27A, Williston, Florida 32696, 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:

Lot 3, Block E, OAK GROVE ESTATES, according to the plat thereof recorded in Plat Book 4, Page 22 and 22A, Public Records of Levy County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

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.

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:

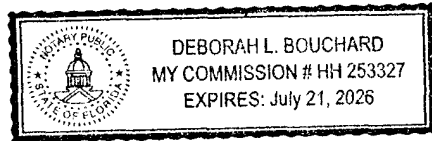
Debi Bouchard
1st Witness Signature
Witness Printed Name **Debi Bouchard**

Joann E. Gilmore
JOANN E. GILMORE
15250 NE 49th Lane, Williston, Florida 32696

Kathy R. Dyals
2nd Witness Signature
Witness Printed Name **Kathy R. Dyals**

State of Florida
County of Levy

The foregoing instrument was acknowledged before me by means of (CHECK ONE): physical presence OR online notarization, this 18th day of August, 2023, by JOANN E. GILMORE, who (CHECK ONE): is personally known to me OR produced FL DL as identification.



Deborah L. Bouchard
Notary Public Signature
Print Name: _____
My Commission Expires: _____