

Prepared by and return to:

JOHN F. ROSCOW, IV

Attorney at Law

HOLDEN, ROSCOW & CAEDINGTON, PL

5608 Northwest 43rd Street

Gainesville, FL 32653

352-373-7788

File Number: 23-0509.MH

Will Call No.: MICHELLE

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Warranty Deed

This Warranty Deed made this **5th** day of **September, 2023** between **Beverly S. Gerber, an unmarried person** whose post office address is **1067 NW 125th Drive, Jonesville, FL 32669**, grantor, and **Walter R. Smith and Gwen M. Smith, husband and wife** whose post office address is **P. O. Box 195, Trenton, FL 32693**, 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, situate, lying and being in **Levy County, Florida** to-wit:

A parcel of land in the SE 1/4 of the NW 1/4, and the SW 1/4 of the NE 1/4 of Section 35, Township 10 South, Range 15 East, Levy County, Florida, being more particularly described as follows: For a Point of reference commence at the NW corner of the SE 1/4 of the NW 1/4 of Section 35, Township 10 South, Range 15 East; thence run North 88° 01' 04" East along the North line of said SE 1/4 of the NW 1/4 a distance of 413.47 feet; thence South 01° 01' 19" East, 742.98 feet to the POINT OF BEGINNING; thence North 88° 01' 04" East 1742.49 feet to the Westerly right-of-way line of State Road No. 339; thence South 37° 42' 02" East, along said right-of-way line, 526.15 feet to the NE corner of that parcel described in Official Records Book 153, Page 408 of the public records of Levy County, Florida; thence South 88° 01' 12" West, 227.59 feet; thence 01° 11' 33" East, 150.00 feet to the South Line of the N 1/2 of Section 35; thence South 88° 01' 12" West, along said South line of the N 1/2 of Section 35, a distance of 1867.18 feet; thence North 01° 01' 19" West, 577.17 feet to close on the POINT OF BEGINNING.

Parcel Identification Number: 0144600000

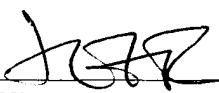
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

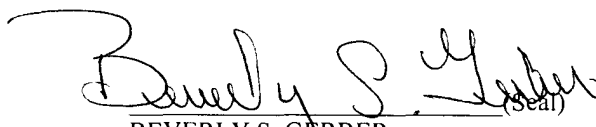
To Have and to Hold, the same in fee simple forever.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: JOHN F. ROSCOW, IV

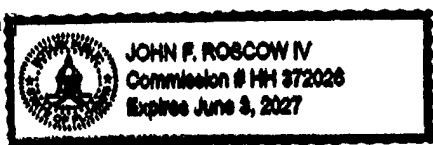

 BEVERLY S. GERBER

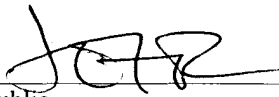

 Witness Name: TARA R. LANGFORD

State of Florida
 County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of September, 2023 by BEVERLY S. GERBER, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: _____

My Commission Expires: _____