

Prepared by and return to:

Landon J. Schneider, Esq.
Reed Mawhinney & Link
53 Lake Morton Dr., Suite 100
Lakeland, FL 33801
863-687-1771

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Special Warranty Deed

This Special Warranty Deed made this 23rd day of January, 2024, between **Geoffrey Strudwick and Bianca Strudwick, husband and wife**, whose post office address is 3716 Covington Lane, Lakeland, FL 33810, grantor, and **Geoffrey I. Strudwick and Bianca K. Strudwick, as Trustees of the Strudwick Family Revocable Living Trust dated January 23, 2024**, whose post office address is 3716 Covington Lane, Lakeland, FL 33810, 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 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:

East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 11 South, Range 17 East, Levy County, Florida.

Property Appraiser's Parcel Id #0316137900

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.

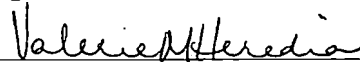
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of the interest in said land in fee simple; that the grantor has good, right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor, but against no others.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.


NOTE: No documentary stamp taxes due on this Deed pursuant to Florida Administrative Code 12B-4.060.

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


Signed, sealed and delivered:




Witness Name: Valerie M. Heredia
53 Lake Morton Dr., Suite 100
Lakeland, FL 33801



Geoffrey I. Strudwick



Witness Name: Katherine P. Ammon
53 Lake Morton Dr., Suite 100
Lakeland, FL 33801

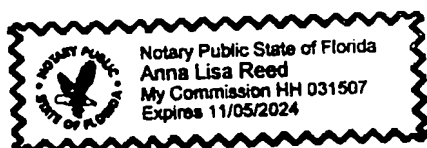


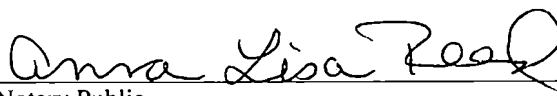
Bianca K. Strudwick

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of January, 2024 by Geoffrey I. Strudwick, who is personally known or has produced a Florida driver's license as identification and Bianca K. Strudwick, who is personally known or has produced a Florida driver's license as identification.

[Notary Seal]





Notary Public
Printed Name: Anna Lisa Reed
My Commission Expires: Nov. 5, 2024