

Prepared by and return to:

Madaline A. Evans

Closing Agent

Clear Choice Title, Inc.

20668 W Pennsylvania Ave

Dunnellon FL 34431

352-489-3700

File Number: 24-125ME

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of May, 2024 between Mary Cook, Personal Representative of The Estate of Franklin D. Dean, Mary Cook aka Mary Dean Cook, and Pamela Hansen whose post office address is P.O. Box 768, Inglis, FL 34449, grantor, and Domenic Chambers, a single man whose post office address is 2722 Pheasant Court West, Saint Johns, FL 32259, 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:

Parcel 1:

A tract of land lying in the South 1/2 of the Northeast 1/4 of Section 3, Township 17 South, Range 16 East, Inglis, Levy County, Florida and being more particularly described as follows: Commence at the Northeast corner of the aforesaid Southwest 1/4 of the Northeast 1/4; thence South 325.58 feet along the East boundary of said Southwest 1/4 of the Northeast 1/4 to the Point of Beginning; thence South 54°57' East, 136.85 feet along the Southerly right of way line of State Road No. 40; thence South 35°06'08" West, 210.47 feet; thence North 50°33'50" West, 136.94 feet; thence North 35°03' East, 200 feet to the Point of Beginning.
AND

Parcel 2:

A tract of land lying in the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 17 South, Range 16 East, Levy County, Florida and being more particularly described as follows: Commence at the Northwest corner of the aforesaid Southeast 1/4 of the Northeast 1/4; thence South 583.78 feet along the West boundary of said Southeast 1/4 of the Northeast 1/4 to the Point of Beginning; thence North 50°33'50" West, 11.78 feet; thence North 35°08'08" East, 210.47 feet; thence South 54°57' East, 134.95 feet, along State Road No. 40 right of way; thence South 47°18'20" West, 222.29 feet; thence North 50°33'50" West, 76.55 feet to the Point of Beginning.

Parcel ID: 0304600100

GRANTOR(S) WARRANT THAT AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT GRANTOR(S)' HOMESTEAD WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF GRANTOR(S)' HOMESTEAD PROPERTY. NO MEMBER OF THE GRANTOR(S)' FAMILY, DEPENDENT UPON THE GRANTOR(S) FOR SUPPORT, RESIDES ON THE SUBJECT PROPERTY OR PROPERTY CONTIGUOUS TO THE SUBJECT PROPERTY.

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, 2023 and covenants, restrictions, easements, reservations and limitations of record, if any.

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:

The Estate of Franklin D. Dean

Witness #1 Signature

Witness #1 Print Name: KRISTIN M FICKELMAN

Witness #1 Address: 7130 SE 123RD TER
MORRISTON, FL 32668

By: Mary Cook
Mary Cook, Personal Representative

Mary Cook
Mary Cook aka Mary Dean Cook

Witness #2 Signature

Witness #2 Print Name: MADALINE EVANS

Witness #2 Address: 20668 W PENN AVE
DUNNELLON, FL 34431

STATE OF FLORIDA
COUNTY OF MORRISON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21st day of May, 2024, by Mary Cook, Personal Representative of The Estate of Franklin D. Dean, and Mary Cook aka Mary Dean Cook, individually.

Signature of Notary Public

Print, Type/Stamp Name of Notary

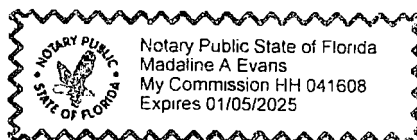
Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: DRIVERS License

My Commission Expires: 1/5/2025

(SEAL)



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:

[Signature]
Witness #1 Signature

Pamela Hansen
Pamela Hansen

Witness #1 Print Name: KRISTIN MECKELMAN

Witness #1 Address: 7130 SE 123RD TER MORRISTON, FL 32668

Madeline Evans

Witness #2 Signature

Witness #2 Print Name: MADALINE EVANS

Witness #2 Address: 20668 W Penn Ave
Dunnellon, FL 34431

STATE OF FLORIDA
COUNTY OF MORRISON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21ST day of May, 2024, by Pamela Hansen.

Madeline Evans

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: DRIVERS License

My Commission Expires: 1/5/2025

(SEAL)

