

Prepared by and return to:

TJ Brinson

Legacy Title of Live Oak, LLC

321 Pine Avenue Southwest

Live Oak, FL 32064

(386) 330-0125

File No 24-756

Parcel Identification No 0339401700

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of August, 2024 between Austin Quimby, a single person, whose post office address is 10790 Northwest 66th Avenue, Chiefland, FL 32626, of the County of Levy, State of Florida, Grantor, to William Helvitson, whose post office address is 6504 Leona Street, Jacksonville, FL 32219, of the County of Duval, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

TRACT #131, DESCRIBED AS THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA

Grantor warrant that at the time of this conveyance, the subject property is not the 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 a homestead property. Grantor's residence and homestead address is: 10790 Northwest 66th Avenue, Chiefland, FL 32626.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Austin Quimby
Austin Quimby

Samantha Quincey
WITNESS
PRINT NAME: Samantha Quincey

Destiny Castillo
WITNESS
PRINT NAME: Destiny Castillo

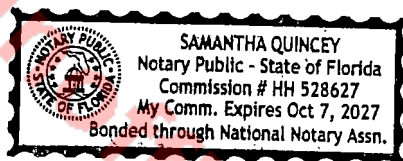
171 NW 150 St
Trenton FL 32693
WITNESS 1 ADDRESS

16831 NW 20th
Ave Trenton, FL
WITNESS 2 ADDRESS

STATE OF Florida
COUNTY OF Levy

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 29 day of August, 2024, by Austin Quimby.

Samantha Quincey
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Driver License