

18.50
2800
2,818.50

Prepared by and return to: *pu*
Norm D. Fugate, P.A.
248 NW Main Street P. O. Box 98
Williston, FL 32696
352-528-0019
File Number: 4017-007

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Warranty Deed

This Warranty Deed made this 22nd day of November, 2024 between **Malcolm Gwain Lewis and Malcolm Gwain Lewis, Jr., joint with the Right of Survivorship** whose post office address is **18751 SE 30th Street, Morriston, FL 32668**, grantor, and **Tobi Eckenrode, as Trustee of the Pappy's Trust** whose post office address is **18731 SE 30th Street, Morriston, FL 32668**, 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:

SEE EXHIBIT A ATTACHED HERETO.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The Grantees, as trustees, have the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

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**. **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:

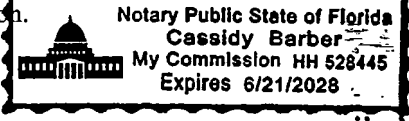
Woodroe Blake Fugate
Witness Name: WOODROE BLAKE FUGATE
Witness Address:

Malcolm Gwain Lewis (Seal)
Malcolm Gwain Lewis

Jessica Head
Witness Name: Jessica Head
Witness Address: 248 NW MAIN ST
WILLISTON, FL 32696

State of Florida
County of Levy

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of November, 2024 by Malcolm Gwain Lewis, who are personally known or have produced a driver's license as identification.



[Notary Seal]

Cassidy Barber
Notary Public

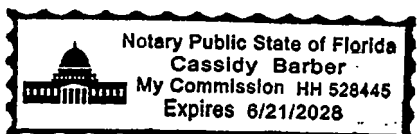
Jessica Head
Witness Name: Jessica Head
Witness Address: 248 NW MAIN ST
WILLISTON, FL 32696

Malcolm Gwain Lewis, Jr. (Seal)
Malcolm Gwain Lewis, Jr.

Woodroe Blake Fugate
Witness Name: WOODROE BLAKE FUGATE
Witness Address:

State of Florida
County of Levy

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of November, 2024 by Malcolm Gwain Lewis, who are personally known to sworn witness or have produced a driver's license as identification.



[Notary Seal]

Cassidy Barber
Notary Public

Exhibit A

Attached to and made a part of a warranty deed from Malcolm Gwain Lewis and Malcolm Gwain Lewis, Jr., joint with the Right of Survivorship to Tobi Eckenrode, as Trustee of the Pappy's Trust dated November 22, 2024

PARCEL 1:

A parcel of land in the Southeast 1/4 of Section 1, Township 14 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southeast corner of Section 1, Township 14 South, Range 18 East; thence run N 88 deg 01 min 30 sec W, along the South line of said Section 1, a distance of 1168.54 feet to a concrete monument; thence N 00 deg 52 min 59 sec W 108.85 feet to the Northerly right of way line of Levy County Road No. C-326 (formerly State Road No. S-326) and the POINT OF BEGINNING; thence continue N 00 deg 52 min 59 sec W, along the West line of that parcel described in O.R. Book 375, pages 465-466 of the Public Records of Levy County, Florida, 1042.84 feet; thence N 25 deg 51 min 48 sec E, along the Westerly line of said parcel, 65.56 feet; thence N 88 deg 03 min 17 sec W, 473.42 feet to an intersection with the East line of that parcel described in O.R. Book 404, pages 22-23; thence S 00 deg 27 min 47 sec E, along the East line of said parcel, 1102.47 feet to the Northerly right-of-way line of Levy County Road No. C-326; thence S 88 deg 03 min 17 sec E, along said right of way line 451.97 feet to close on the POINT OF BEGINNING.

SUBJECT TO an easement for the purpose of INGRESS and EGRESS and Public Utilities over and across the Westerly 30.00 feet thereof being more particularly described as follows.

For a Point of Reference commence at the Southeast corner of Section 1, Township 14 South, Range 18 East, thence run N 88 deg 01 min 30 sec W, along the South line of said Section 1, a distance of 1168.54 feet to a concrete monument, thence N 00 deg 52 min 59, sec W, along the West line of that parcel described in Official Records Book 375, pages 465-466 of the Public records of Levy County, Florida, 1151.69 feet, thence N 25 deg 51 min 48 sec E, along the Westerly line of said parcel, 65.56 feet, N 88 deg 03 min 17 sec W, 443.39 feet to the POINT OF BEGINNING, thence continue N 88 deg 03 min 17 sec W, 30.03 feet to an intersection with the East line of that parcel described in Official Records Book 404, pages 22-23, thence S 00 deg 27 min 47 sec E, along the East line of said parcel, 1102.47 feet to the Northerly right of way line of Levy County Road No C-326 (formerly State Road No S-326), thence S 88 deg 03 min 17 sec E, along said right of way line, 30.03 feet, thence N 00 deg 27 min 47 sec W, 1102.47 feet to close on the Point of beginning.

TOGETHER WITH a 1984 SAND, Mobile Home, ID#FLFL1AD507005573 and Title #20960597 located thereon

PARCEL 2:

A parcel of land in the Southeast 1/4 of Section 1, Township 14 South, Range 18 East, Levy County, Florida, being a portion of that certain property described in Official Records Book 404, Page 22, Public Records of Levy County, Florida, and being more particularly described as follows;

For a Point of Reference, commence at the Southwest corner of the Southeast 1/4 of Section 1, Township 14 South, Range 18 East, Levy County, Florida; thence N 00°27'47" W along the West line of the Southeast 1/4 of said Section 1, a distance of 108.05 feet to the North right of way line of Levy County Road No. C-326; thence S 88°03'17" E along said right of way line, 855.73 feet to the POINT OF BEGINNING; thence continue S 88°03'17" E along said right of way line, 200.00 feet to the Southeast corner of said property described in Official Records Book 404, Page 22; thence N 00°27'47" W, 1102.42 feet; thence N 88°03'17" W, 200.00 feet; thence S 00°27'47" E, 1102.42 feet to close on the POINT OF BEGINNING.

Parcel Identification Number: 04520-002-00 and 04520-008-00