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WALNUT STREET CLOSINGS
413 ROBIN RD
HATBORO, PA 19040

Prepared By and Return To:

Walnut Street Closings
300 Welsh Road, Building 1, Suite 100
Horsham, PA 19044

Order No.: 2024-0378-FL

Property Appraiser's Parcel I.D. (folio) Number:
0335400100

WARRANTY DEED

THIS WARRANTY DEED dated November 22, 2024, by Cutting Edge Contracting and Field Services, LLC, a GA Limited Liability Company, existing under the laws of GA, and having its principal place of business at 7488 Toccoa Circle, Union City, Georgia 30291 (the "Grantor"), to Femy Investments, LLC, a Florida limited liability company, whose post office address is 910 Sheeler Oaks Drive, Apopka, Florida, 32703 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of One Hundred Ten Thousand And No/100 Dollars (\$110,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Levy, State of Florida, viz:

A parcel of land in the Southwest 1/4 of the Southeast of Section 8, Township 12 South Range 17 East, Levy County, Florida being a portion of that property described in Official Record Book 589, Page 409, public records of Levy County, Florida, and being more particularly described as follows:

For a point of reference, commence at the Southwest corner of said Southeast 1/4 of Southeast of Section 8, Township 12 South, Range 17 East; thence North 87°49'55" East, along the South line of said Southwest 1/4 Southeast 1/4 of Section 8, 187.53 feet to the POINT OF BEGINNING; thence North 00°03'00" West, parallel with the East line of said Southwest 1/4 of Southeast 1/4 of Section 8, 389.37 feet; thence North 87°49'55" East, along a line parallel with the South line of said Southwest 1/4 of Section 8, 187.50 feet, to the Northwest corner of that property described in Official Record Book 609, Page 412; thence South 00°03'00" East, along the West line of last said property, 389.37 feet; to a point on the South line of said Southwest 1/4 of Southeast 1/4 of Section 8; thence South 87°49'55" West, along said South line 187.50 to close on the Point of Beginning.

FOR INFORMATION PURPOSES ONLY: 567 SCHOOL STREET, BRONSON, FL 32621

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

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.

