

Prepared by and return to:

Heather Cochran  
Security Title Services Inc., d/b/a Gilchrist Title Services  
302 North Main Street  
Trenton, FL 32693  
File No 2024-14108

*PC*

Parcel Identification No 03239-008-00 & 03239-008-0A

[Space Above This Line For Recording Data]

## GENERAL WARRANTY DEED

This indenture made the 3rd day of January, 2025 between Darren R. Weems and Lauren Kellie Weems, husband and wife, whose post office address is PO Box 578, Bronson, FL 32621, hereinafter called the Grantors, to Derek S. Gregorek and Elizabeth C. Gregorek, Trustees of Gregorek Family Trust dated May 28, 2024, whose post office address is 1154 High Pond Road, Brandon, VT 05733, hereinafter called the Grantee:

(Whenever used herein the term "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 said Grantors, for and in consideration of the sum of FIVE HUNDRED THOUSAND AND 00/100 (U.S.\$500,000.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, aliens, remises, releases, conveys confirms and sold to the said Grantee, the following described land, situate, lying and being in Levy, Florida, to-wit:

SEE ATTACHED "EXHIBIT A"

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant 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, 2024.

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

Signed, sealed and delivered in our presence:

*Heather Cochran*  
\_\_\_\_\_  
Witness Signature

Heather Cochran  
\_\_\_\_\_  
Printed Name  
Address: 302 N. Main Street, Trenton FL 32693

*Shannon Page*  
\_\_\_\_\_  
Witness Signature

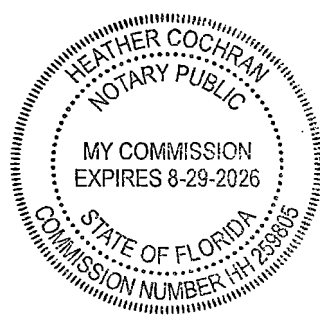
Shannon Page  
\_\_\_\_\_  
Printed Name  
Address: 302 N. Main Street, Trenton FL 32693

STATE OF FLORIDA  
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 3 day of January, 2025, by Darren R. Weems and Lauren Kellie Weems.

*Heather Cochran*  
\_\_\_\_\_  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification Produced: FID



**EXHIBIT A**

Parcel 1:

All of the North  $\frac{1}{2}$  of North  $\frac{1}{2}$  of Northeast  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$  of Section 31, Township 11 South, Range 17 East, Levy County, Florida, LESS the East 50.00 feet for right of way of County Road 337, AND LESS the West 632.63 feet thereof.

Subject to a non-exclusive easement for ingress and egress over and across the South 30 feet of said property.

Parcel 2:

The West 632.63 feet of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31, Township 11 South, Range 17 East, Levy County, Florida.

Together with a non-exclusive easement for ingress or egress over and across the South 30 feet of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the NORTHEAST  $\frac{1}{4}$  of the SOUTHEAST  $\frac{1}{4}$  of Section 31, Township 11 South, Range 17 East, Levy County, Florida, Less the West 632.63 feet thereof.

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