

This instrument prepared by and return to:  
Debi Bouchard  
LEVY ABSTRACT AND TITLE COMPANY  
P.O. Box 148  
Bronson, FL 32621  
LATC file #: T-29761  
Parcel I.D. #: 0949501100

## General Warranty Deed

Made this 4 day of April, 2025, by

**KATHERINE LEARDI, a single woman,**

whose address is 13330 SE 21st Pl., Morriston, Florida 32668, hereinafter called the grantor, to

**DONALD D. SMITH and LINDA D. SMITH, husband and wife,  
and SHERRY TAFT, as joint tenants with right of survivorship,**

whose address is 13330 SE 21st Pl., Morriston, Florida 32668, 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 the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

Lot 12, Block 14, THE REPLAT OF WILLISTON HIGHLANDS, UNIT 5,  
according to the plat thereof recorded in Plat Book 4, Pages 5 thru 5E, Public  
Records of Levy County, Florida.

TOGETHER WITH a 2011 IMPE Doublewide Manufactured Home with VIN#'s  
JACFL30496A & JACFL30496B, the titles to which have been retired in  
accordance with F.S. 319.261.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any,  
and zoning and other governmental regulations.

**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, 2024.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Debi Bouchard  
1st Witness Signature  
Witness Printed Name Debi Bouchard  
Address PO Box 148, Bronson, FL 32621

Katherine Leardi  
KATHERINE LEARDI  
13330 SE 21st Place  
Morriston, FL 32668

Faith Godwin  
2nd Witness Signature  
Witness Printed Name Faith Godwin  
Address PO Box 148, Bronson, FL 32621

State of Florida  
County of Levy

The foregoing instrument was acknowledged before me by means of (CHECK ONE):  
 physical presence OR  online notarization this 4th day of April, 2025, by  
KATHERINE LEARDI, who (CHECK ONE):  is personally known to me OR   
produced \_\_\_\_\_ as identification.



Deborah Bouchard  
Notary Public Signature  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_