

Prepared by
Shelby Dodge, an employee of
First American Title Insurance Company
3028 SW 27th Ave
Ocala, Florida 34471
(352)690-1787

Return to: Grantee

File No.: 14203-2816935

WARRANTY DEED

THIS INDENTURE, executed on **April 09, 2025**, between

William Douglas Mason, an unmarried widower, Individually and as Trustees of The Mason Family Trust, dated 07/15/2022

whose mailing address is: 5875 SE 127th Pl, Belleview, FL 34425,
hereinafter called the "grantor", and

Cagon Wade Scroggie, a single man

whose mailing address is: 12530 SE 57th Ave, Belleview, FL 34420,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Levy** County, **FL**, to-wit:

Lots 27 and 28, Block B, RIVERSIDE SUBDIVISION UNIT II, according to the Plat thereof recorded in Plat Book 2, Page 47, Public Records of Levy County, Florida.

Parcel Identification Number: **08122-000-00**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

TRUSTEES, William Douglas Mason and , have full power to sell, transfer, mortgage said real estate.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

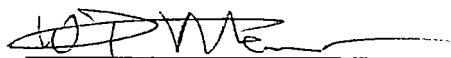
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor

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2370 DREW ST STE A
CLEARWATER, FL 33765

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 31st of 2024.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

The Mason Family Trust, dated 07/15/2022


William Douglas Mason, Individually and as
Trustees

Signed, sealed and delivered in our presence:



Witness Signature

Shelby Dodge

Print Name

Print Post Office Address:

3028 SW 27th Avenue, Ocala, FL 34471



Witness Signature

Kaylee Bettasso

Print Name

Print Post Office Address:

3028 SW 27th Avenue, Ocala, FL 34471

State of Florida

County of Marion

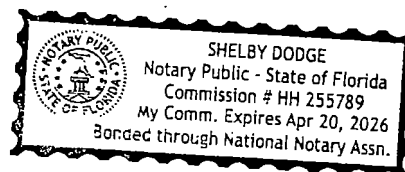
The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 4/9/23, by **William Douglas Mason, an unmarried widower, Individually and as Trustees of The Mason Family Trust, dated 07/15/2022.**



Notary Public

Shelby Dodge

(Printed Name)



My Commission expires: _____

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

{Notarial Seal}