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R This instrument prepared by/return to
Katherine A Barski, Esquire
Bogin, Munns & Munns, P A
8564 E County Road 466, Suite 102
The Villages, FL 32162
Telephone 352-391-6031

Parcel Identification No 0271002000

WARRANTY DEED

THIS WARRANTY DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

THIS INDENTURE, made this 16th day of April, 2025, by Jerry L. Taylor, an unmarried widow, whose address is 2912 22nd Street North, Arlington, VA 22201 (the "Grantor"), and Jerry Lynn Taylor, as Trustee of the Taylor Family Trust, dated February 25, 2013, as may be amended, with full power and authority to protect, conserve, and to sell or to lease or to encumber or otherwise to manage and dispose of the real property described herein, whose address is 2912 22nd Street North, Arlington, VA 22201 (the "Grantee")

WITNESSETH, that the Grantor for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's successors and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Levy, State of Florida, to wit

See attached Exhibit "A"

This is not the homestead property of the Grantor.

SUBJECT TO restrictions, reservations, covenants, easements, and limitations of record.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

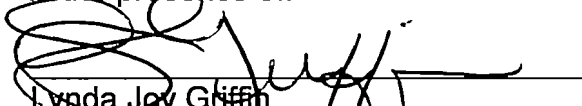
TO HAVE AND TO HOLD the same in fee simple forever.

Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.


This transaction is exempt from documentary stamps pursuant to Florida Administrative Code § 12B-4 013

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of.

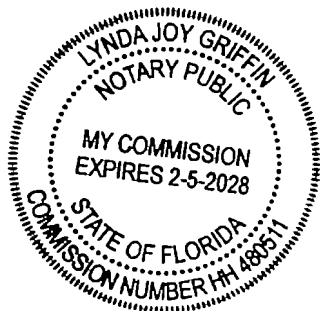

Lynda Joy Griffin
8564 E. CR 466, Ste 102
The Villages, FL 32162


Jerry L. Taylor


Mayra Piedra
8564 E. CR 466, Ste 102
The Villages, FL 32162

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of physical presence, this 16th day of April, 2025, by Jerry L. Taylor, who [] is personally known to me or who [☒] produced VA DL as identification




Notary Public State of Florida

Exhibit A

A tract of land situated in Section 30, Township 14 South, Range 16 East, Levy County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument found to be the Southeast corner of the aforementioned Section 30, Township 14 South, Range 16 East for a point of reference and run North 01 deg 08 min 08 sec East along the East line of said Section 30, a distance of 5257.96 feet to a concrete monument and the Northeast corner of said Section 30; thence run S89 deg 23 min 45 sec West along the North line of said Section 30 a distance of 1313.34 feet to a concrete monument and the Northwest corner of the East ½ of the Northeast 1/4 of said Section 30; thence run South 00 deg 30 min 18 Sec. West, along the West line of said East ½, a distance of 2640.10 feet to a concrete monument being the Southwest corner of said East ½ and the true Point of Beginning; thence run South 28 min 10 min 06 sec East, a distance of 293.50 feet to an iron pipe; thence run South 27 deg 21 min 58 sec East, a distance of 213.97 feet to an iron pipe; thence run South 67 deg 49 min 32 sec West a distance of 269.65 feet to an iron pipe, thence run South 25 deg 21 min 32 sec West, a distance of 109.94 feet to an iron pipe; thence run South 51 deg 09 min 16 sec West, a distance of 132.31 feet to an iron pipe; thence run South 87 deg 59 min 58 sec West, a distance of 97.32 feet to an iron pipe; thence run South 42 deg 30 min 15 sec West, a distance of 71.15 feet to an iron pipe; thence run South 61 deg 34 min 26 sec West a distance of 120.09 feet to an iron pipe; thence run North 84 deg 53 min 05 sec West, a distance of 227.59 feet to an iron pipe; thence run South 58 deg 04 min 55 sec West, a distance of 228.70 feet to an iron pipe; thence run South 78 deg 24 min 08 sec West, a distance of 149.70 feet to an iron pipe; thence run South 61 deg 34 min 48 sec West a distance of 195.63 feet to an iron pipe; thence run South 47 deg 09 min 17 sec West, a distance of 58.14 feet to a painted tree line running North and South; thence run North 0 deg 25 min 41 sec West, along said painted tree line a distance of 1061.47 feet to a wooden post; thence run North 88 deg 38 min 00 sec East along, a painted tree line, distance of 1185.10 feet to a wooden post; thence run North 00 deg 42 min 17 sec East along a painted tree line, a distance of 19.16 feet to the intersection of said painted tree line with the South line of the aforementioned Northeast 1/4 of Section 30; thence run North 88 deg 52 min 05 sec East along said South line, a distance of 18.95 feet to the true Point of Beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a 30 foot strip of land situated in Section 30 Township 14 South, Range 16 East, Levy County, Florida, said strip lying 15 feet on each side of the centerline being more particularly described as follows. Commence at a concrete monument being the Southeast corner of the aforementioned Section 30, Township 14 South, Range 16 East, for a point of reference, thence run North 01°08'08" East, along the East line of said Section 30, 1437.72 feet to the Northwesterly right-of-way line of State Road No S-326

(80 foot right-of-way); thence run North 33°05'08" East, along said right-of-way line, 1430.68 feet to an iron pipe, thence run North 57°57'36" West, 410.00 feet to an iron pipe; thence run North 07°45'56" West, 78.10 feet to an iron pipe, thence run North 53°19'49" West, 395.48 feet to an iron pipe, thence run South 55°13'32" West, 100.00 feet to an iron pipe, thence run South 32°28'31" West, 403.86 feet to an iron pipe; thence run South 06°09'59" West, 160.15 feet to an iron pipe; thence run South 39°37'19" West, 259.77 feet to an iron pipe; thence run South 51°24'24" West, 659.20 feet to an iron pipe; thence run South 21°38'25" West, 438.16 feet to an iron pipe at the SE corner of Parcel 3 as recorded in Official Records Book 786, Page 660; thence run South 21°38'25" West, along the boundary of said Parcel 3, a distance of 190.60 feet to an iron pipe on the boundary of said Parcel 3; thence run South 63°09'51" West, along the boundary of said Parcel 3, a distance of 283.25 feet to the Point of Beginning for this centerline of easement; thence North 21°55'22" West, 202.06 feet, thence North 28°18'26" West, 155.26 feet, thence North 33°41'25" West, 200.52 feet to the intersection with the North line of said Parcel 3, and the Terminus Point of this centerline of easement.

TOGETHER WITH a non-exclusive easement for the benefit of the above described parcel for ingress, egress, and public utilities over and across a 60.00 foot wide strip of land, said strip of land lying 30.00 feet on either side of the following described centerline: Commence at the Southwest corner of Section 29, Township 14 South, Range 16 East, Levy County, Florida, for a point of reference; thence run North 01°08'08" East, along the West line of said Section 29, 1437.72 feet to the Northwestern right-of-way line of State Road No. S-326 (80 foot right-of-way); thence run North 33°05'08" East, along said right-of-way line, 1430.68 feet to the Point of Beginning of said centerline, thence run North 57°57'36" West, 410.00 feet, thence run North 07°45'56" West, 78.10 feet, thence run North 53°19'49" West, 395.48 feet; thence run South 55°13'32" West, 100.00 feet; thence run South 32°28'31" West, 403.86 feet, thence run South 06°09'59" West, 160.15 feet; thence run South 39°37'19" West, 259.77 feet; thence run South 51°24'24" West, 659.20 feet; thence run South 21°38'25" West, 628.76 feet, thence run South 63°09'51" West, 312.22 feet; thence run South 72°40'52" West, 537.55 feet; thence run South 38°55'26" West, 360.38 feet, thence run South 61°40'19" West, 453.88 feet to the terminus of said centerline.