

1578.50 D.E.
35.50 Rec
1614.00

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R This Instrument Prepared By:
Record and Return to:
R. Scott Cross, Esquire
Post Office Box 2470
Ocala, Florida 34478-2470
(352) 732-3925

Property Appraiser's Parcel Identification:
05009-00-00 & 05022-000-00

WARRANTY DEED

This Warranty Deed made this 22 day of March, 2010, by **Financial Fidelity, Inc.**, a Florida corporation, hereafter called the Grantor, to **Susan P. Palle**, whose post office address is 12699 NW 83rd Lane, Ocala, Florida 34482, hereinafter called 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, wherever the context so admits or requires)

Witnesseth, that the Grantor, for and in consideration of the sum of \$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, State of Florida, viz:

See attached Exhibit "A" for legal description

THIS DEED IS EXECUTED BY GRANTOR AS AN ABSOLUTE CONVEYANCE IN EXCHANGE FOR RELEASE AND CANCELLATION OF THE MORTGAGE EXECUTED BY GRANTOR DATED FEBRUARY 15, 2006 AND RECORDED IN OR BOOK 999, PAGE 758, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA, AND NOT AS ADDITIONAL SECURITY FOR THE DEBT OWED BY GRANTOR TO GRANTEE.

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, and hereby 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, 2009.

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

Jaime Lynn Patchen
 Witness Signature
 Printed name: Jaime Lynn Patchen
Beverly Schrenker
 Witness Signature
 Printed name: BEVERLY SCHRENKER

FINANCIAL FIDELITY, INC.

By: Edward B. Sanchez
 Edward B. Sanchez, President
 Post Office Box 6601
 Ocala FL 34478

STATE OF FLORIDA
 COUNTY OF MARION

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Edward B. Sanchez, President of Financial Fidelity, Inc., a Florida Corporation**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one: ☒ Said person is personally known to me or ☐ Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 22 day of March, 2010.

NOTARY PUBLIC-STATE OF FLORIDA
 Jaime Lynn Patchen
 Commission #DD701184
 Expires: SEP. 16, 2011
 BONDED THRU ATLANTIC BONDING CO., INC.

Jaime Lynn Patchen
 Notary Public
 My Commission Expires: 9-16-11
 Notary Rubber Stamp Seal:

EXHIBIT A**Parcel A:**

Begin at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 13 South, Range 19 East, running thence West 10 chains; thence South 13.33 1/3 chains; thence East 10 chains, North 13.33 1/3 chains to Point of Beginning, the same being apart of East 1/2 of the Southeast 1/4 of Section 4, Township 13 South, Range 19 East, being in Levy County, Florida.

AND

Parcel B:

Beginning at the Northwest corner of the East 1/2 of the Southeast 1/4 of Section 4, Township 13 South, Range 19 East; run thence East 10 chains, South 13.33 1/3 chains; thence West 10 chains, North 13.33 1/3 chains to Point of Beginning, the same being a part of the East 1/2 of the Southeast 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida.

LESS AND EXCEPT THE FOLLOWING 4 PARCELS:

(Warranty Deed O.R. Book 1164, Page 773)

A parcel of land in the NE 1/4 of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida, being Lot 6 of the proposed subdivision 'Golden Oaks Manor', being a portion of that property recorded in Official Records Book 669, page 53, and being more particularly described as follows:

For a Point of Reference, commence at the NE corner of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida; thence N 89°57'11" W, along the North line of said SE 1/4, a distance of 40.00 feet, to the West right of way line of County Road C-335 (NE 220th Avenue); thence S 00° 15'28" E, along said right of way line, 60.00 feet, to the intersection with a line being parallel with and 60 feet South of said North line of SE 1/4, and the Point of Beginning; thence continue S 00°15'28" E, along said right of way, 168.11 feet; thence N 89°57'11" W, 420.00 feet; thence N 00°15'28" W, 168.11 feet, to said parallel line; thence S 89°57'11" E, along said parallel line, 420.00 feet, to close on the Point of Beginning.

NOTE: Partial Release of Mortgage O.R. Book 1064, Page 68

(Corrective Warranty Deed recorded in O.R. Book 1112, Page 511)

A parcel of land in the SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida, being a portion of that property described in Official Records Book 669, Page 52, and being more particularly described as follows:

For a point or reference, commence at the NE corner of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida; thence N 89° 57'11" W, along the North line of SE 1/4 a distance of 40.00 feet, to the West right of way line of County Road C-335 (NE 220th Avenue); thence S 00° 15' 28" E, along said right of way line, 564.33 feet, to the Point of Beginning; thence continue S 00° 15' 28" E, along said right of way, 168.11 feet; thence N 89° 57' 11" W, 420.00 feet; thence N 00° 15' 28" W, 168.11 feet; thence S 89° 57'11" E 420.00 feet, to close on the Point of Beginning.

NOTE: Partial Release of Mortgage O.R. Book 1108, page 337 contains an incomplete legal description.

(Warranty Deed recorded in O.R. Book 1164, Page 769)

A parcel of land in the NE 1/4 of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida, being Lot 7 of the proposed subdivision 'Golden Oaks Manor', being a portion

of that property recorded in Official Records Book 669, page 53, and being more particularly described as follows:

For a Point of Reference, commence at the NE corner of SE 'A of Section 4, Township 13 South, Range 19 East, Levy County, Florida; thence N 89° 57'11" W, along the North line of SE 1/4 a distance of 40.00 feet, to the West right of way line of County Road C-335 (NE 220th Avenue); thence S 00°15'28" E, along said right of way line, 60.00 feet, to the intersection with a line being parallel with and 60 feet South of said North line of SE %; thence continue S 00°15'28" E, along said right of way, 168.11 feet to the Point of Beginning; thence continue S 00°15'28" E, along said right of way, 168.11 feet; thence N 89°57'11" W, 420.00 feet; thence N 00°15'28" W, 168.11 feet; thence S 89°57'11" E 420.00 feet, to close on the Point of Beginning.

NOTE: Partial Release of Mortgage O.R. Book 1115, Page 555

(Warranty Deed recorded in O.R. Book 1164, Page 771)

A parcel of land in the NE 1/4 of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida, being Lot 2 of the proposed subdivision 'Golden Oaks Manor', being a portion of that property recorded in Official Records Book 669, page 53, and being more particularly described as follows:

For a Point of Reference, commence at the NE corner of SE 1/4 of Section 4, Township 13 South, Range 19 East, Levy County, Florida; thence N 89°57'11" W, along the North line of said SE 1/4, a distance of 40.00 feet, to the West right of way line of County Road C-335 (NE 220th Avenue); thence S 00°15'28" E, along said right of way line, 60.00 feet, to the intersection with a line being parallel with and 60 feet South of said North line of SE 1/4; thence continue S 00°15'28" E, along said right of way, 336.22 feet, to the Point of Beginning; thence continue S 00°15'28" E, along said right of way, 168.11 feet; thence N 89°57'11" W, 420.00 feet; thence N 00°15'28" W, 168.11 feet; thence S 89°57'11" E, 420.00 feet, to close on the Point of Beginning.

NOTE: Partial Release of Mortgage O.R. Book 1154, Page 375