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This instrument prepared by:
Karen Pankow
LEVY ABSTRACT & TITLE COMPANY
Post Office Box 148
Bronson, Florida 32621
Parcel I. D. #: 08869-001-00
File #: T-6602

WARRANTY DEED

THIS WARRANTY DEED, made this 1st day of March, A. D. 2011, by

LINDA B. MARTINEAU, f/k/a LINDA B. SAKELSON, a single woman

whose mailing address is Post Office Box 231, Cedar Key, Florida 32625, hereinafter called the grantor,
to

DONALD F. HOLLAND

whose mailing address is Post Office Box 466, Sioux Narrows, Ontario, Canada P0X1N0, 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.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other
valuable consideration, 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, to-wit:

Lot 6 of an unrecorded plat of JOHNSON ESTATES, by Webster L. Johnson, more
particularly described as follows:

Commence at the Southwest corner of the SE 1/4 of Section 30 for a point of
reference; thence run N 88°55'39" E, along the South line of said Section 30, a
distance of 539.77 feet; thence run N 00°41'42" W, a distance of 791.47 feet; thence
run N 88°54'25" W, a distance of 200.10 feet; thence run N 00°41'42" W, a distance of
250.11 feet; thence run S 88°54'25" E, a distance of 454.16 feet to the Point of
Beginning; thence from the said point of beginning, continue S 88°54'25" E, a distance
106.10 feet; thence run N 00°48'37" E, a distance of 120.00 feet; thence run N
88°54'25" W, a distance of 50.00 feet; thence run S 00°48'37" W, a distance of 20.00
feet; thence run N 88°54'25" W, a distance of 50.00 feet; thence run S 04°18'07" W, a
distance of 100.16 feet to the Point of Beginning. Said parcel being the same as Lot 17
and a part of Lot 19, Block 8, FOWLERWAY, according to the plat thereof recorded in
Plat Book 1, Page 38, Public Records of Levy County, Florida, and a part of the SW 1/4
of SE 1/4 of Section 30, Township 15 South, Range 13 East, Levy County, Florida.

TOGETHER WITH a non-exclusive easement for the purpose of access to the canal over
and across that strip of land which is approximately 20 feet North and South and 50
feet East and West and lies adjacent to and Northwesterly of the above described
property.

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, 2010.

IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Karen Pankow
1ST WITNESS SIGNATURE

Linda B. Martineau (L.S.)
LINDA B. MARTINEAU

KAREN PANKOW
1ST WITNESS PRINTED NAME

Jennie E. Pinto
2ND WITNESS SIGNATURE

JENNIE E. PINTO
2ND WITNESS PRINTED NAME

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 1st day of March, A. D. 2011, by LINDA B. MARTINEAU, who (CHECK ONE): ☒ is personally known to me OR ☐ has produced _____ as identification.

(Type of Identification)

Affix Notary Stamp/Seal



Karen Pankow
NOTARY PUBLIC SIGNATURE

KAREN PANKOW
NOTARY PUBLIC PRINTED NAME
Commission Expiration Date: