

Instrument prepared by and returned to:
Brenda Hinton
Security Title Services, Inc
P O Box 1300
Bronson, Florida 32621

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Parcel Identification (Folio) Number(s):
03251-030-00

File No: 2011-11022

WARRANTY DEED

This Warranty Deed Made and executed the 3 day of November, 2011, by **Robert A. Schnell**, a single person hereinafter called the grantor, to **Larry D. Beard and Rebecca A. Beard, husband and wife** whose post office address is: 322 NE 5th Ave., Dania Beach, FL 33004 hereinafter called the grantee,

WITNESSETH: That the grantor, for and in consideration of the sum of \$17,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Levy County, Florida, viz:

Lot 4, Block C, Bronze-Sun Acres, an unrecorded subdivision in the SE ¼ of Section 34, Township 11 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a point of reference commence at the SE corner of said Section 34; thence run S 89°03'00" W, along the South line of said Section 34, a distance of 450.15 feet to the Westerly right of way line of a 50 foot street (known as Bahia Drive); thence N 00°58'06" E, along said right of way line, 1700.94 feet; thence S 89°03'00" W, 511.58 feet to the Point of Beginning; thence continue S 89°03'00" W, 250.00 feet; thence N 00°57'00" W, 400.00 feet to the Southerly right of way line of a 50 foot street (known as Bermuda Lane); thence N 89°03'00" E, along said right of way line, 250.00 feet; thence S 00°57'00" E, 400.00 feet to close on the Point of Beginning.

LESS AND EXCEPT the South 20 feet thereof previously conveyed in Official Record Book 286, page 442, public records of Levy County, Florida.

SUBJECT TO road right of way.

Said property is not the Homestead of the Grantor(s) as defined by the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of their family resides thereon.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 2011, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Signed, Sealed and Delivered in Our Presence:

Witness Signature: [Signature]
Print Name: MORIS AZCARATE

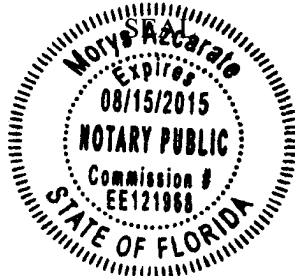
X Robert A. Schnell Seal
Robert A. Schnell
Address: 7774 Olympia Dr.
West Palm Beach, Florida 33411

Witness Signature: [Signature]
Print Name: PATRICIA ROHLER

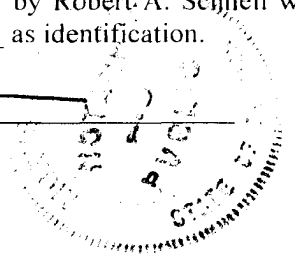
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3 day of November, 2011 by Robert A. Schnell who is/are personally known to me or who has/have produced DRIVER'S LICENSE as identification.

[REDACTED]



[Signature]
Notary Public
Serial Number:



Official Copy