

Prepared by: Thomas C. Mashburn

Return to: 21 Dixon Ave., Inglis,
Florida 34449

Property Appraisers Parcel I.D. (Folio) Number(s):

WARRANTY DEED

This Warranty Deed Made the 14 day of MAY, 2012, by Justine Mashburn,, hereinafter called the grantor, whose post office address is: PO Box 605, Inglis, Florida 34449 to Tami D. Lambert and Justin T. Mashburn and William Elvis Mashburn Jr., whose post office address is: ~~21 Dixon Ave., Inglis, Florida 34449~~, hereinafter called the grantees,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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, Florida, to wit:

SEE ATTACHED EXHIBIT "A"

The property is not the homestead of the Grantor(s).

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 2010, reservations, restrictions and easements of record, if any.

(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 IN THE PRESENCE OF THE FOLLOWING WITNESSES

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Signature: _____

Printed Name: _____

SARA M HOWMAN

Justine Mashburn POA

Justine Mashburn, By Thomas C. Mashburn as Attorney in Fact pursuant to that certain DPOA dated

And recorded on _____ in OR Book

Page _____ Public records of Levy County Florida

Witness Signature: _____

Printed Name: _____

Juana Barre

Witness Signature: _____

Printed Name: _____

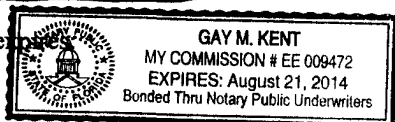
Witness Signature: _____

Printed Name: _____

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 14th day of MAY, 2012, by Thomas Clyde Mashburn, who is/are personally known to me or who has/have produced driver license(s) as identification. # FLDL _____

My Commission expires _____



Notary Public Signature _____

Printed Name: GAY M KENT

Serial Number _____

EXHIBIT "A" page 1

PARCEL#:1

The NW 1/4 of the SW 1/4 of Section 1, Township 16 S, Range 15 E, Levy County, Florida; Together with an easement 25 feet in width along the South and West boundaries of the SW 1/4 of the SW 1/4 of Section 1, Township 16 S, Range 15 E, Levy County, Florida for purposes of ingress and egress. OR BOOK 274 Page 384

PARCEL#:2

BEGINNING at the Butler Grade and Buckhead Roads in Section 17, Township 16 South, Range 16 East, thence extending along Buckhead Road northwesterly through Sections 17 and 18 of the of Township 16 South, Range 16 East and Section 12 of Township 16 South, Range 15 East, to Bottle Springs Road; thence extending along Bottle Springs Road westerly and northerly to the Grantees' existing legal easement in Section 1 of same Township and Range and the end of this easement.

TO HAVE AND TO HOLD as an EASEMENT APPURTENANT to the following described real property owned by Grantee, to-wit:

The NW 1/4 of the SW 1/4 of Section 1, Township 16 South, Range 15 East and that portion of the E 1/2 of the SE 1/4 of Section 2, Township 16 South, Range 15 East, described as follows: Begin at the Southeast corner of Section 2, Township 16 South, Range 15 East, Levy County, Florida; thence N 02° 01' 24" W along the East line thereof, 2310.00 feet; thence S 89° 07' 04" W a distance of 850.00 feet; thence S 02° 01' 24" E a distance of 2310.00 feet to the South line of said Section 2; thence N 89° 07' 04" E, along the said South line 850.00 feet to the Point of Beginning. OR BOOK 368 Page 246

PARCEL#:3

A PARCEL OF LAND 250 FEET SQUARE IN THE NE CORNER OF NW 1/4 OF NW 1/4 OF NW 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 15 EAST, LEVY COUNTY, FLORIDA.

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EXHIBIT "A" page 2

PARCEL #: 4

BEGINNING at the SE corner of Section 2, Township 16 South, Range 15 East, Levy County, Florida; thence N 02°01'24" W along the East line thereof, 2310.00 feet; thence S 89°07'04" W, a distance of 850.00 feet; thence S 02°01'24" E, a distance of 2310.00 feet to the

B. 368/249
South line of said Section 2; thence N 89°07'04" E, along the said South line, 850.00 feet to the Point of BEGINNING, containing 45.07 acres, more or less.

RESERVING unto Grantor, its successors and assigns, a perpetual right-of-way and easement along the southernmost twenty-five feet (25') of the above-described tract, being the southern section line of Section 2, Township 16 South, Range 15 East, Levy County, Florida.

SUBJECT, HOWEVER, to the one-half interest in and to the oil, gas, sulphur, salt and uranium in, on or under the property excepted in that certain Deed from Robinson Land and Lumber Company of Alabama, Incorporated to the Grantor herein dated the 21st day of January, 1966 and recorded in the Records of Levy County, Florida in Deed Book 98, page 18.

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PARCEL #: 5

407/476
Commence at the SE corner of Section 2, Township 16 South, Range 15 East, Levy County, Florida; thence S 89°07'04" W, along the South line of Section 2, 850.00 feet to the POINT OF BEGINNING; thence continue S 89°07'04" W 489.42 feet; thence N 02°01'23" W 1335.30 feet; thence N 89°07'04" E 489.42 feet; thence S 02°01'24" E 1335.30 feet to the POINT OF BEGINNING, containing 15.00 acres, more or less.

SUBJECT, HOWEVER, to the one-half interest in and to the oil, gas, sulphur, salt and uranium in, on or under the property excepted in that certain Deed from Robinson Land and Lumber Company of Alabama, Incorporated to the Grantor herein dated the 21st day of January, 1966 and recorded in the Records of Levy County, Florida in Deed Book 98, page 18.

O.R. BOOK 407, Page 476 & 477