

PREPARED BY AND RETURN TO:
Jade D. Bailey
Bankers Title of the Nature Coast, Inc.
P. O. Box 1260
Old Town, FL 32680

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File Number: 8307
Parcel ID Number: 19793-000-00

General Warranty Deed

This Warranty Deed made this July 15th, 2016 A.D. By
Crichton Allen and Tracy Allen, husband and wife
whose post office address is: P.O. Box 6842, Banks, AL 36005, hereinafter called the grantor(s), to
William Ransom I, William Ransom II and Juanita M. Ransom, joint tenants with full right of survivorship
whose post office address is: 2871 SW County Road 347, Cedar Key, Florida 32625, hereinafter called the grantee(s):

(Whenever used herein the term "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 Ten Dollars, (\$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, Florida, viz:

TRACT NO. 7, TIGER ISLAND, AN UNRECORDED SURVEY IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5, (ALSO BEING THE SOUTHWEST CORNER OF SECTION 4) AND RUN NORTH 01 DEGREES 53' 09" EAST, ALONG THE EAST LINE OF SAID SECTION, 727.27 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD C-347. (A 100 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 47 DEGREES 56' 37" WEST, ALONG SAID RIGHT OF WAY LINE, 467.36 FEET; THENCE RUN NORTH 41 DEGREES 43' 51" EAST, 557.38 FEET TO A POINT ON THE DIVIDING LINE OF SAID SECTIONS 4 & 5; THENCE CONTINUE NORTH 41 DEGREES 43' 51" EAST, 1117.32 FEET TO A POINT ON THE CENTERLINE OF A 50 FOOT ROAD EASEMENT; THENCE RUN SOUTH 88 DEGREES 02' 54" EAST, ALONG SAID CENTERLINE, 14.44 FEET; THENCE RUN SOUTH 72 DEGREES 45' 20" EAST, STILL ALONG SAID CENTERLINE, 528.73 FEET; THENCE DEPARTING FROM SAID CENTERLINE, RUN SOUTH 42 DEGREES 04' 04" WEST, 1905.86 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD C-347; THENCE RUN NORTH 47 DEGREES 56' 37" WEST, ALONG SAID RIGHT OF WAY LINE 13.71 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 1996 CONC MOBILE HOME, BEARING ID NO. 9D6301071A & 9D6301071B.

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, 2015.

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

Signed, sealed and delivered in our presence:

Jade D. Bailey
Witness Signature
Witness Printed Name

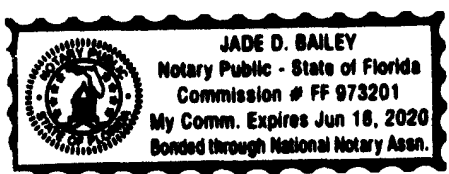
C. Allen
(Seal)
Crichton Allen
Address: P.O. Box 6842, Banks, AL 36005

Meghan Fritchard
Witness Signature
Witness Printed Name

Tracy Allen
(Seal)
Tracy Allen
Address: P.O. Box 6842, Banks, AL 36005

State of Florida
County of Dixie

The foregoing instrument was acknowledged before me this 15th day of July, 2016, by Crichton and Tracy Allen, husband and wife, who is/are personally known to me or who has produced _____ as identification.



Jade D. Bailey
Notary Public
Print Name: Jade D. Bailey
My Commission Expires: Jun 18, 2020