

This instrument prepared by and return to:

Daisy K. Rowe

LEVY ABSTRACT AND TITLE COMPANY

P.O. Box 148, Bronson, FL 32621

LATC file #: T-26774

Parcel I.D. #: 02521-002-0A

WARRANTY DEED

THIS WARRANTY DEED, made this 1st day of Nov, A.D. 2016, by JIMMY F. HITSON and ROSALYN P. HITSON, husband and wife, whose mailing address is 8430 NW 173rd Place, Fanning Springs, Florida 32693, hereinafter called the Grantor, to ERIC D. EATON, whose mailing address is 655 Appaloosa Road, Tarpon Springs, Florida 34688, 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:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

TOGETHER WITH all 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 the 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
the presence of:

Daisy Rowe
1st Witness Signature

DAISY ROWE
1st Witness Printed Name

Shipp Henderson
2nd Witness Signature

Shipp Henderson
2nd Witness Printed Name

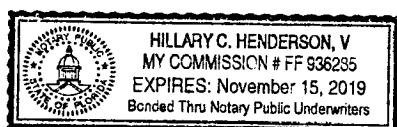
Jimmy F. Hitson L.S.
JIMMY F. HITSON

Rosalyn P. Hitson L.S.
ROSALYN P. HITSON

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 1st day of Nov, A.D. 2016, by JIMMY F. HITSON and ROSALYN P. HITSON, husband and wife, who ✓ are personally known to me OR have produced as identification.

(Type of Identification)



Shipp Henderson
Notary Public
Printed Name Shipp Henderson
My Commission Expires: ✓

(Notary Stamp/Seal)

EXHIBIT 'A'

A parcel of land in the West 1/2 of Section 11, Township 13 South, Range 16 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest Corner of Section 11, Township 13 South, Range 16 East, Levy County, Florida; thence S 00°19'15" W, along the West line of said Section 11, a distance of 3078.90 feet; thence N 89°02'15" E, parallel with the North line of said Section 11, a distance of 1980.25 feet, to the East line of the West 3/4 of the West 1/2 of said Section 11; thence N 00°21'23" E, along said East line, a distance of 1918.95 feet; thence S 89°02'15" W, parallel to the North line of said Section 11, a distance of 1023.14 feet; thence N 00°21'23" E, parallel to the East line of said West 3/4 of West 1/2 of Section 11, a distance of 545.95 feet; thence N 24°15'14" E, 359.36 feet; thence N 36°46'20" E, 365.12 feet to the NE corner of the NW 1/4 of NW 1/4 of said Section 11; thence S 89°02'15" W, along the North line of said Section 11, a distance of 1321.44 feet to close on the Point of Beginning.

SUBJECT TO AND TOGETHER WITH an easement for ingress and egress more particularly described as follows:

For a Point of Reference, commence at the NW corner of Section 11, Township 13 South, Range 16 East, Levy County, Florida; thence run N 89°02'15" E, along the North line of said Section, a distance of 1982.16 feet to the Point of Beginning; thence S 89°02'15" W, along said North line, 670.20 feet; thence S 36°46'20" W, 360.14 feet; thence S 24°15'14" W, 375.18 feet; thence S 65°44'46" E, 15.00 feet; thence N 24°15'14" E, 373.54 feet; thence N 36°46'20" E, 294.24 feet to a point that lies 60 feet South of the North line of said Section 11; thence N 89°02'15" E, parallel to the North line of said Section 11, a distance of 696.29 feet to the East line of the West 3/4 of the West 1/2 of said Section 11; thence N 00°21'23" E, along said East line, a distance of 60.02 feet to close on the Point of Beginning.

ALSO TOGETHER WITH a perpetual non exclusive sixty-foot wide easement for ingress and egress and utilities over and across that part of Sections 24, 25, and 36, Township 12 South, Range 16 East, as lies thirty feet East of and thirty feet West of the centerline of the existing private, graded road sometimes referred to as "Doc Smith Road" as the same presently exist, extending from the Southeasterly right of way of State Road 24 in a Southeasterly direction to the North line of Campbell Road, which crosses Section 36 in an Easterly-Westerly direction.

ALSO TOGETHER WITH a perpetual non exclusive sixty-foot wide easement for ingress and egress and utilities over and across that part of Section 36, Township 12 South, Range 16 East, as lies thirty feet North and thirty feet South of the centerline of the existing private, graded road sometimes referred to as "Campbell Road", which crosses Section 36 in an Easterly-Westerly direction from its intersection with the East line of "Doc Smith Road" and running Westerly to its intersection with the West line of "O & I Road No. 7".

ALSO TOGETHER WITH a perpetual non exclusive sixty-foot wide easement for ingress and egress and utilities over and across that part of Sections 36, Township 12 South, Range 16 East, and Section 1, Township 13 South, Range 16 East, as lies thirty feet East of and thirty feet West of the centerline of the existing private, graded road sometimes referred to as "O & I Road No. 7", which crosses Section 36, Township 12 South, Range 16 East, and Section 1, Township 13 South, Range 16 East in a Northerly-Southerly direction from its intersection with the South line of "Campbell Road" and running Southerly to the North line of Section 12.

ALSO TOGETHER WITH a Grant of Easement Recorded September 24, 2004 in Book 907, Page 857 thru 860 of the Official Records of Levy County, Florida.

ALSO TOGETHER WITH a perpetual non-exclusive sixty foot wide easement for ingress and egress and utilities over and across the following generally described parcel of land being in Section 11, Township 13 South, Range 16 East, Levy County, Florida, more particularly described as follows:

Section 11, Township 13 South, Range 16 East: Commence at the Northeast corner of said Section 11 for the POINT OF BEGINNING of the hereinafter described parcel of land: Thence run South along the East line of said Section 11, a distance of 60.00 feet; thence run West a distance of 3303.60 feet; thence run North a distance of 60.00 feet; thence run East a distance of 3303.60 feet to the POINT OF BEGINNING.