

Prepared by and when recorded return to:

R Bullock Law Firm, PLLC
22 SW 258TH Street
Newberry, Florida 32669

**Property Appraiser's Parcel Identification
No.:**

**03595-017-00, 03594-000-00, 03595-000-00,
03592-000-00, 03606-000-00, 06531-000-00**

(Space above this line reserved for recording office use only)

QUITCLAIM DEED

THIS INDENTURE is made on this the 11TH day of February, in the year 2019, between **VINCE EDWARD DEAN**, a married man (hereinafter referred to as "Grantor"), who resides at 10350 NE 42ND Street, Bronson, Levy County, Florida 32621, joined by his wife **JANET LEE DEAN**, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **VINCE EDWARD DEAN and JANET LEE DEAN, Co-Trustees of the VINCE AND JANET DEAN REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 10350 NE 42ND Street, Bronson, Florida 32621, and such trust having been established under that certain revocable trust agreement dated the 11TH day of February, in the year 2019, by VINCE EDWARD DEAN and JANET LEE DEAN, as settlors, and VINCE EDWARD DEAN and JANET LEE DEAN, as co-trustees. Grantor hereby REMISES, RELEASES and QUITCLAIMS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Levy and State of Florida:

SEE ATTACHED EXHIBIT "A"

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

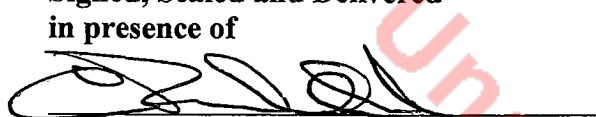
TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Levy County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

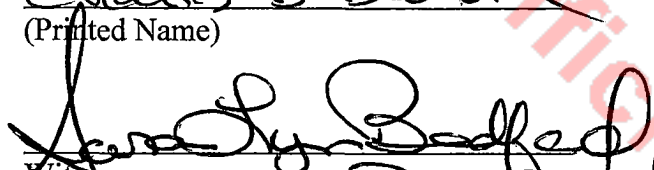
Taxes for the current year have been prorated and are assumed by Grantee.

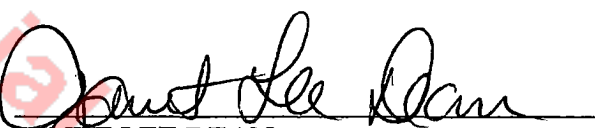
IN WITNESS WHEREOF, the Grantor and JANET LEE DEAN have executed this Quitclaim Deed on the day and year first above written.

**Signed, Sealed and Delivered
in presence of**


Witness
Charles B Bedford
(Printed Name)


VINCE EDWARD DEAN


Witness
Sara Lynn Bedford
(Printed Name)


JANET LEE DEAN

STATE OF FLORIDA

§
§
§

COUNTY OF LEVY

The foregoing instrument was acknowledged before me, the undersigned authority, by VINCE EDWARD DEAN, Grantor, who is personally known to me or who has produced _____ (type of identification) as identification proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, joined by his wife JANET LEE DEAN, who is personally known to me or who has produced _____ (type of identification) as identification proving her.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 11TH day of February, in the year 2019.


Notary Public, State of Florida



LISA G. SHIPP
MY COMMISSION # GG 032167
EXPIRES: September 20, 2020
Bonded Thru Budget Notary Services

EXHIBIT "A"

Levy County, FL Parcel Number 03595-017-00:

A parcel of land in the East 1/2 of Section 34, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the NW corner of the South 1/2 of NE 1/4 of said Section 34; thence S 01°06'41" E, along the West line of East 1/2 of said Section 34, 667.43 feet to the POINT OF BEGINNING; thence continue S 01°06'41" E, along said West line 666.07 feet; thence N 86°46'34" E, 1293.59 feet; to a point on the centerline of a 60 foot easement, said point being on a curve concave to the East having a radius of 500.00 feet and a radial bearing of N 77°44'31" E; thence Northerly along the arc of said curve, through a central angle of 15°59'29", a distance of 139.55 feet to the Point of Tangency of said curve; thence N 03°44'00" E, along said centerline of easement, 534.84 feet; thence S 89°11'35" W, 30.09 feet, to the right of way of said easement; thence S 86°31'40" W, 1301.24 feet, to close on the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an easement for ingress and egress and public utilities over and across Parcel A as described below:

PARCEL A

A 60 foot ingress, egress and public utility easement in the East 1/2 of Section 34, Township 12 South, Range 17 East, Levy County, Florida, lying 30 feet on each side of the following described centerline:

For a Point of Reference, commence at the NE corner of NW 1/4 of NE 1/4 of said Section 34; thence S 86°26'43" W, along the North line of said NW 1/4 of NE 1/4, 30.03 feet to the POINT OF BEGINNING; thence S 01°09'41" E, parallel with and 30 feet West of the East line of said NW 1/4 of NE 1/4, 1338.38 feet; thence S 05°20'50" E, 889.20 feet; thence S 03°44'00" W, 534.84 feet to the Point of Curvature of a curve concave to the East having a radius of 500.00 feet; thence Southerly along the arc of said curve, through a central angle of 24°20'00", a distance of 212.35 feet, to the Point of Tangency of said curve; thence S 20°36'00" E, 218.25 feet, to the Point of Curvature of a curve concave to the West having a radius of 500.00 feet; thence Southerly along the arc of said curve, through a central angle of 55°25'00" a distance of 483.60 feet, to the Point of Reverse Curvature with a curve concave to the Southeast having a radius of 355.84 feet; thence Southwesterly along the arc of said curve, through a central angle of 37°15'00", a distance of 231.34 feet, to the Point of Tangency of said curve; thence S 02°26'00" E, 413.49 feet, to the Terminus Point of said centerline of easement.

Levy County, FL Parcel Numbers 03594-000-00, 03595-000-00, and 03592-000-00:

The SW 1/4 of Section 34, Township 12 South, Range 17 East;

AND

The South 1/2 of the SE 1/4 of NW 1/4; and the SE 1/4; and the South 1/2 of the NE 1/4; and the NW 1/4 of NE 1/4, less tract conveyed to Grady E. Dean et ux by Deed recorded in O.R. Book 82, page 414, all lying and being in Section 34, Township 12 South, Range 17 East;

AND

The East 1/2 of SE 1/4, less tract conveyed to J. Lionel Bre by Deed recorded in O.R. Book 353, page 55, and that part of the SW 1/4 of SE 1/4 East of State Road 337, all lying and being in Section 33, Township 12 South, Range 17 East; ALSO all right, title, and interest of the decedent as to any lands lying and being in Sections 33 and 34, Levy County, Florida;

SUBJECT TO easements, restrictions, and reservations of record; taxes for the year 1994 and subsequent years.

Levy County, FL Parcel Number 03606-000-00:

The North 1/2 of the Northeast 1/4 AND the North 1/2 of the Southeast 1/4 of the Northeast 1/4, LESS AND EXCEPT the South 161.29 feet of said North 1/2 of the Southeast 1/4 of the Northeast 1/4 AND the Northeast 1/4 of the Northwest 1/4 AND the North 171.87 feet of the Southeast 1/4 of the Northwest 1/4 AND the North 171.87 feet of the Southwest 1/4 of the Northeast 1/4, all in Section 3, Township 13 South, Range 17 East, Levy County, Florida. Containing 147.41 acres MOL. SUBJECT TO easements, restrictions, and reservations of record; taxes for the year 1994 and subsequent years.

Levy County, FL Parcel Number 06531-000-00:

Lots 20 and 21, BLOCK 3, HARDEE AND LINDSAY ADDITION TO BRONSON, according to the plat thereof recorded in Plat Book 1, page 44, public records of Levy County, Florida, LESS existing right-of-way for State Road No. 500 (U.S. Highway No. 27-A).