

Prepared by and Return to:  
**Baynard Law P.A.**  
Sunshine Baynard, Esq.  
Post Office Box 2794  
Chiefland, Florida 32644

RV

TITLE NEITHER EXAMINED, NOR APPROVED  
BY PREPARING ATTORNEY

**QUIT CLAIM DEED**

This INDENTURE made this 29 day of June, 2020 by Sherry McElroy, Calla Neil and Ryan Neil, whose mailing address is 4650 NW 90<sup>th</sup> Avenue, Chiefland, Florida 32626, as joint tenants with a right of survivorship, hereinafter called the "Grantors", to Sherry Lavonne McElroy, Calla Ann Neil, Sara Elizabeth Reed, Ryan Dewayne Neil and Donica White Neil, whose mailing address is 4650 NW 90<sup>th</sup> Avenue, Chiefland, Florida 32626, as joint tenants with a right of survivorship, hereinafter called the "Grantees":

(Wherever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by grantee, and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto grantee forever, all right, title, interest, claim and demand which grantor has in and to the following described land situated in Levy County, Florida, more particularly described as:

A parcel of land in the West ½ of Northwest ¼ of Section 36, Township 11 South, Range 14 East, in the City of Chiefland, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of the West ½ of Northwest ¼ of Section 36, Township 11 South, Range 14 East, Levy County, Florida; thence S 00° 09' 16" W, along the East line of said West ½ of Northwest ¼, 1751.53 feet, to the POINT OF BEGINNING; thence continue S 00° 09' 16" W, along said East line of West ½ of Northwest ¼, 866.58 feet to the North right of way line of NW 4<sup>th</sup> Avenue; thence N 89° 48' 05" W, along said North right of way line, 1107.92 feet, to a point lying 220 feet East of the West line of said Northwest ¼, thence N 00° 09' 59" E, parallel with end 220 feet East of said West line of Northwest ¼, 190.00 feet, to a point lying 220 feet North of the South line of said Northwest ¼; thence N 89° 48' 05" W, parallel with and 220 feet North of said South line of Northwest ¼, 207.20 feet, to the East right of way line of Levy County Road C-341 (NW 14<sup>th</sup> Street), said point being on a curve concave to the East, having a radius of 5689.58 feet, and through which passes a radial bearing of S 88° 41' 14" E; thence Northerly, along said East right of way line and the arc of said curve, through a central angle of 01° 19' 25", a distance of 131.43 feet, to the Point of Tangency of said curve; thence continue along said East right of way line, N 02° 38' 11" E, 370.09 feet, to the Point of Curvature of a curve concave to the West having a radius of 5769.58 feet; thence Northerly, along said East right of way line and the arc of said curve, through a central angle of 01° 44' 53", 176.04 feet; thence departing said right of way and curve, S 89° 46' 45" E, 1289.94 feet, to close on the POINT OF BEGINNING.

Containing 25.06 Ac. M.O.L.

Parcel ID 0079500000

NOTE: Subject property is the separate property of grantors and is not a part of their homesteads.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same zoning ordinances, and taxes for the current year and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same 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 occurring subsequent to December 31, 2019.

**NO REVIEW OR EXAMINATION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN MADE BY SUNSHINE D. BAYNARD, ESQ. OR THE LAW OFFICES OF BAYNARD LAW, P.A., AND THE LEGAL DESCRIPTION WAS DERIVED WITHOUT SURVEY AND NO OPINIONS OR REPRESENTATIONS ARE BEING**

MADE EITHER EXPRESSLY OR IMPLIEDLY BY SUCH INDIVIDUAL OR FIRM AS TO THE ACCURACY OF SAID LEGAL DESCRIPTION.

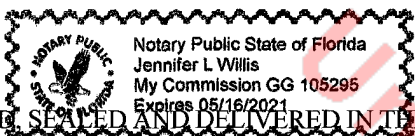
IN WITNESS WHEREOF, GRANTORS have signed and sealed these presents the date set forth above. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF WITNESSES:

[Signature]  
DREW HERNANDEZ, Witness  
[Signature]  
TERESA BARRON, Witness

[Signature]  
Sherry McElroy

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29 day of June, 2020 by Sherry Lavonne McElroy, who is personally known to me or who has produced \_\_\_\_\_ as identification.



[Signature]  
Signature of person taking acknowledgment

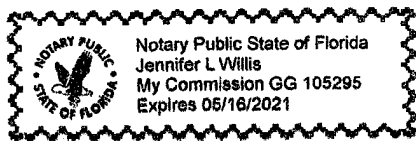
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF WITNESSES:

[Signature]  
DREW HERNANDEZ, Witness  
[Signature]  
TERESA BARRON, Witness

[Signature]  
Calla Neil

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29 day of June, 2020 by Calla Ann Neil, who is personally known to me or who has produced \_\_\_\_\_ as identification.



[Signature]  
Signature of person taking acknowledgment

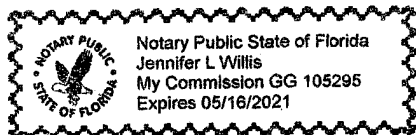
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF WITNESSES:

[Signature]  
DREW HERNANDEZ, Witness  
[Signature]  
TERESA BARRON, Witness

[Signature]  
Ryan Neil

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29 day of June, 2020 by Ryan Dewayne Neil, who is personally known to me or who has produced \_\_\_\_\_ as identification.



[Signature]  
Signature of person taking acknowledgment