

Prepared by and return to:  
Douglas K. McKoy, Esq.  
Law Office of Douglas K. McKoy, P. A.  
302 N. Main St., Suite B  
Trenton, FL 32693  
File Number: LO 17-01-07

### General Warranty Deed

Made this 8<sup>th</sup> day of OCTOBER, 2020, A.D. By Calvin L. Partin, individually and as Trustee of the Calvin L. Partin Revocable Trust u/a/d July 11, 1995, and John R. Lott, individually and as Trustee of the John R. Lott Revocable Trust, u/a/d October 22, 1991, and Phyllis P. Lott, individually and as Successor Trustee of the Gary P. Lott Revocable Trust, u/a/d November 7, 1994, and Chunky Pond, LLC, a Florida Limited Liability Company, and Sandy Gap Land Company, LLC, a Florida Limited Liability Company, and Whiskey Bent Land Company, LLC, a Florida Limited Liability Company, whose respective addresses appear with their signatures below, hereinafter called the grantor, to John R. Lott, as Trustee of the John R. Lott Revocable Trust, u/a/d October 22, 1991 whose post office address is: P. O. Box 295 Bronson, FL 32621, and Phyllis P. Lott, as Successor Trustee of the Gary P. Lott Revocable Trust, u/a/d November 7, 1994 whose post office address is: 1601 Edgemoor St., Palatka, FL 32177, hereinafter called the grantee:

(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:

**See Attached Exhibit "A"**

**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, 2019**.

**In Witness Whereof**, the said grantors have signed and sealed these presents on the following pages on the the day and year so designated by each Grantor.

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 Douglas K. McKoy, Esq.  
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*Signed, sealed and delivered in our presence:*

Calvin L. Partin, Individually and as Trustee of the  
 Calvin L. Partin Revocable Trust u/a/d July 11, 1995

Douglas K. McKoy  
 Witness Signature

Douglas K. McKoy  
 Witness Printed Name

Laurie A. Terry  
 Witness Signature

Laurie A. Terry  
 Witness Printed Name

Calvin L. Partin  
 Calvin L. Partin, Individually  
 P. O. Box 262 Bronson, FL 32621

Calvin L. Partin  
 Calvin L. Partin, Trustee  
 P. O. Box 262 Bronson, FL 32621

Dated: Sept. 23, 2020

State of Florida

County of Levy

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 23<sup>rd</sup> day of September, 2020, by Calvin L. Partin, individually and as Trustee of the Calvin L. Partin Revocable Trust u/a/d July 11, 1995, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Seal:



DOUGLAS K. MCKOY  
 Commission # GG 223987  
 Expires July 6, 2022  
 Bonded Thru Budget Notary Services

Douglas K. McKoy  
 Notary Public

Print Name: Douglas K. McKoy

Prepared by and return to:  
 Douglas K. McKoy, Esq.  
 Law Office of Douglas K. McKoy, P. A.  
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*Signed, sealed and delivered in our presence:*

John R. Lott, Individually and as Trustee of the John R. Lott Revocable Trust u/a/d October 22, 1991

Douglas K. McKoy  
 Witness Signature

Douglas K. McKoy  
 Witness Printed Name

Laurie A. Terry  
 Witness Signature

Laurie A. Terry  
 Witness Printed Name

John R. Lott  
 John R. Lott, Individually  
 P. O. Box 295 Bronson, FL 32621

John R. Lott  
 John R. Lott, Trustee  
 P. O. Box 295 Bronson, FL 32621

Dated: September 30, 2020

State of Florida

County of Gilchrist

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 30<sup>th</sup> day of September, 2020, by John R. Lott, individually and as Trustee of the John R. Lott Revocable Trust, u/a/d October 22, 1991, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Seal:



DOUGLAS K MCKOY  
 Commission # GG 223987  
 Expires July 6, 2022  
 Bonded Thru Budget Notary Services

Douglas K. McKoy  
 Notary Public

Print Name: Douglas K. McKoy

Prepared by and return to:  
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*Signed, sealed and delivered in our presence:*

Phyllis P. Lott, Individually and as Successor Trustee of the  
 Gary P. Lott Revocable Trust u/a/d November 7, 1994

Susan Swymer  
 Witness Signature

Susan Swymer  
 Witness Printed Name

Laurie Head  
 Witness Signature

Laurie Head  
 Witness Printed Name

Phyllis P. Lott  
 Phyllis P. Lott, Individually  
 1601 Edgemoor St., Palatka, FL 32177

Phyllis P. Lott  
 Phyllis P. Lott, Trustee  
 1601 Edgemoor St., Palatka, FL 32177

Dated: 10-8-20, 2020

State of Florida

County of Putnam

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 8th day of October, 2020, by Phyllis P. Lott, individually and as Successor Trustee of the Gary P. Lott Revocable Trust, u/a/d November 7, 1994, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Seal:



Mark P. Stanton  
 Notary Public

Print Name: Mark P. Stanton

Prepared by and return to:  
 Douglas K. McKoy, Esq.  
 Law Office of Douglas K. McKoy, P. A.  
 302 N. Main St., Suite B  
 Trenton, FL 32693  
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Signed, sealed and delivered in our presence:

Chunky Pond, LLC

Witness Signature

*Ricky Lyons*

Witness Printed Name

*Ricky Lyons*

J. D. Holmes, III, Authorized Member  
 4453 NE 77<sup>th</sup> Ave., Bronson, FL 32621

Dated: 8/31, 2020

Witness Signature

*Victoria L Lyons*

Witness Printed Name

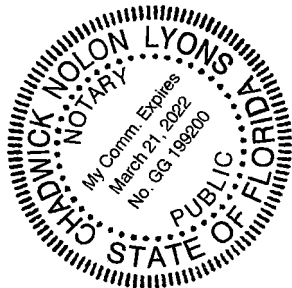
*Victoria L Lyons*

State of Florida

County of Lafayette

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 31 day of August, 2020, by J. D. Holmes, as Authorized Member of Chunky Pond, LLC, who is/are personally known to me or who has produced driver's license as identification.

Notary Seal:



Notary Public

Print Name: Chadwick Nolon Lyons

Prepared by and return to:  
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*Signed, sealed and delivered in our presence:*

Sandy Gap Land Company, LLC

Leslie Laing

Witness Signature

Leslie Laing

Witness Printed Name

[Signature]

Witness Signature

[Signature]

Witness Printed Name

Elizabeth A. Stevens

Elizabeth A. Stevens, Manager  
 132 Grasslands Blvd., Apt 328  
 Lakeland, FL 33803

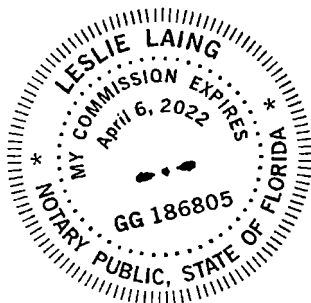
Dated: 9-10, 2020

State of Florida

County of Polk

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 10<sup>th</sup> day of September, 2020, by Elizabeth A. Stevens, Manager of Sandy Gap Land Company, LLC, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Seal:



Leslie Laing

Notary Public

Print Name: \_\_\_\_\_

Prepared by and return to:  
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Signed, sealed and delivered in our presence:

Erin H Clark  
 Witness Signature

Erin H Clark  
 Witness Printed Name

Christina Powell  
 Witness Signature

Christina Powell  
 Witness Printed Name

Whiskey Bent Land Company, LLC

John C. Partin, IV  
 John C. Partin, IV, Authorized Member  
 153 Treebark Ct.  
 Havana, FL 32333

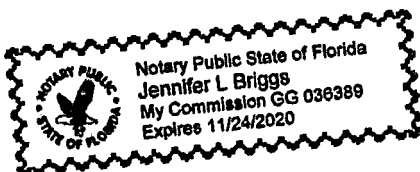
Dated: 8/25, 2020

State of Florida

County of Gadsden

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 25<sup>th</sup> day of August, 2020, by John C. Partin, IV, Authorized Member of Whiskey Bent Land Company, LLC, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Seal:



Jennifer L Briggs  
 Notary Public

Print Name: Jennifer L Briggs

Exhibit A – Legal Descriptions  
John R. Lott and Phyllis P. Lott, Trustees  
All lands described herein are in Levy County, Florida

PARCEL NUMBER: PART OF 0358100000

The West Half of the Northwest Quarter, Section 30, Township 12 South, Range 17 East.  
Subject to and together with a non-exclusive easement for ingress, egress and public utilities over across and upon Walker Road, as currently established in Sections 19 and 30, Township 12 South, Range 17 East, Levy County, Florida.

The Northeast Quarter of the Southwest Quarter, the South Half of the Northeast Quarter, the North Half of the Southeast Quarter and The Southeast Quarter of the Southeast Quarter lying East of NE 77<sup>th</sup> Ave. (A/K/A Wekiva Grade) in Section 30, Township 12 South, Range 17 East.

PARCEL NUMBER: 0357900000

The South Half and the Northwest Quarter of Section 29, Township 12 South, Range 17 East.

PARCEL NUMBER: 0356800000 and 0359300000

The Southwest Quarter of the Southwest Quarter Section 28, Township 12 South, Range 17 East.  
LESS AND EXCEPT the road right of way of CR-337

PARCEL NUMBER: 0359300000

That portion of the Southeast Quarter of the Northwest Quarter of Section 33, Township 12 South, Range 17 East lying Northeast of Right of Way of CR-337.

PART OF PARCEL NUMBER: 0256400000

The Southeast Quarter of the Northeast Quarter of Section 2, Township 14 South, Range 16 East.

PARCEL NUMBER: 0267100000

The Southeast Quarter of the Southwest Quarter Section 24, Township 14 South, Range 16 East.

**AN UNDIVIDED 1/3 INTEREST IN THE FOLLOWING DESCRIBED LAND:**

PARCEL NUMBER: 0349900000

That Part of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter lying Northwesterly of SR 24 and Southwesterly of SR US 27 of Section 18 in Township 12 South, Range 17 East.

**LESS AND EXCEPT THE FOLLOWING:**

Beginning at the corner of Section 7 & 8 and 17 & 18 in Township 12 South, Range 17 East, run thence West 22.87 chains to the West Side of right of way of State Road No. 19 and 50 feet from center of said road, the said line to be run at a variation of 3 degrees West, then run Southeast 3.42 chains along the West side of State Road No. 19 right of way to the point of beginning, thence run South, variation of 8 degrees West 2.46 chains, thence run Southeast (variation 50 degrees) 3.91 chains to intersection on



North side of right of way of State Road No. 13, said intersection being 50 feet from the center of said road center, thence run East along right of way of State Road No. 13 a distance of 1.80 chains to arc of State Road 13 and 19, said point being 100 feet from center of said roads crossing, thence run Northwest along and on North side of State Road No. 13 and West side of State Road No. 19 right of way a distance of 5.76 chains to the place of beginning, containing .73 acres of land, more or less; and Beginning at an iron stake 4.40 chains or 290.40 feet South of the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 18 in Township 12 South, Range 17 East, running thence South 12.5 degrees East a distance of 4.41 chains or 291 feet to the right of way of State Road No. 13, run thence Northeast along right of way of State Road No. 13 a distance of 3.22 chains or 219 feet, run thence North 58 degrees West a distance of 3.875 chains or 255.5 feet to the point of beginning, containing .62 of an acre of land lying West of State Road No. 13 and in the Northeast Quarter of Section 18 in Township 12 South Range 17 East.

ALSO LESS AND EXCEPT:

A parcel of land in the Northeast Quarter of Section 18, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of Section 18, Township 12 South, Range 17 East; thence run North 88 degrees 31 minutes 29 seconds East, along the North line of said Northeast Quarter, a distance of 332.638 meters (1,091.33 feet) for a point of beginning; thence continue North 88 degrees 31 minutes 29 seconds East, along said North line, a distance of 25.515 meters (83.71 feet) to the Southwesterly existing right of way line of State Road Number 500 (U.S. Hwy. No. 27) (as now established); thence departing said North line, run South 50 degrees 33 minutes 19 seconds East, along said Southwesterly right of way line, a distance of 55.450 meters (181.92 feet); thence departing said Southwesterly existing right of way line, run South 00 degrees 15 minutes 18 seconds East, a distance of 21.721 meters, (71.26 feet); thence run North 50 degree 33 minutes 19 seconds West, a distance of 88.605 meters (290.70 feet) to the point of beginning. Containing 1203.7 Square Meters (12,957 Square Feet) More or Less.

ALSO LESS AND EXCEPT:

That part of the Northeast 1/4 of Section 18, Township 12 South, Range 17 East, Levy County, Florida, more particularly described as follows:

Commence at the intersection of the South right-of-way line of State Road No. 500 and the North line of Section 18, Township 12 South, Range 17 East, for a point of reference, this said point of reference being 1538.65 feet West of the Northeast corner of said Section 18; thence run South, 51 degrees 03 minutes 30 seconds East along the South right-of-way line 245.22 feet to the Point of Beginning; From said Point of Beginning, thence run South 00 degrees 45 minutes 30 seconds East 121.20 feet; thence run South 29 degrees 25 minutes 00 seconds East 297.13 feet to a point on a line that is parallel to and 50 feet North of the centerline of State Road No. 24; thence run North 48 degrees 18 minutes 00 seconds East along a line that is parallel to and 50 feet North of said centerline, 230.05 feet to an intersection with a line that is parallel to and 50 feet South of the centerline of said State Road No. 500; thence run Northwesterly parallel to and 50 feet South of the said centerline of State Road No. 500, 145.94 feet; thence run Southwesterly along the said South right-of-way line of State Road No. 500, 10.0 feet to an intersection with a line that is parallel to and 60 feet South of the said centerline of State Road No. 500; thence run Northwesterly along a line that is parallel to and 60 feet South of the said centerline of State Road No. 500, 244.73 feet to the Point of Beginning.

Less and except that part in the right-of-way of State Road 500, also less and except that certain Parcel conveyed to Commercial Gas of Melbourne, Inc., by Warranty Deed recorded in Official Records Book

94, Page 52, Public Records of Levy County, Florida.

ALSO LESS AND EXCEPT:

A Parcel of land in the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the most Southerly corner of that certain property described in Official Records Book 281, Page 329, Public Records of Levy County, Florida; thence North 48 degrees 14 minutes 47 seconds East, along the Southeasterly line of said property, parallel with and 50 feet North of the center-line of State Road No. 24, 216.72 feet to a point on the right-of-way line of State Road No. 24, said point being on a curve concave to the West having a radius of 40 feet through which a radial bearing of South 83 degrees 09 minutes 48 seconds East passes; thence Southerly along the arc of said curve and right-of-way line through a central angle of 41 degrees 24 minutes 35 seconds, 28.91 feet to the Point of Tangency of said curve; thence continue along said right-of-way line on a radial bearing of South 41 degrees 45 minutes 13 seconds East, 7.00 feet; thence continue along said right-of-way line, South 48 degrees 14 minutes 47 seconds West, 193.98 feet to an intersection with a Southeasterly projection of the Westerly line of said property described in Official Records Book 281, Page 329, Public Records of Levy County, Florida; thence North 29 degrees 25 minutes 40 seconds West, 17.40 feet to close on the Point of Beginning.

ALSO LESS AND EXCEPT:

A Parcel of land in the North 1/2 of the Northeast 1/4 of Section 18, Township 12 South, Range 17 East, being a portion of the property described in Deed Book 74, Page 603, Public Records of Levy County, Florida, said portion being more particularly described as follows:

For a point of reference commence at the intersection of the Southwesterly right-of-way line of State Road No. 500 and the North line of said Section 10; thence run South 51 degrees 03 minutes 30 seconds East, along said Southwesterly right-of-way line, a distance of 245.22 feet to the Point of Beginning; thence continue South 51 degrees 03 minutes 30 seconds East, along said right-of-way line, a distance of 134.67 feet to the Point of Curvature of a curve concave to the Northeast and having a radius of 2351.63 feet; thence along said curve and right-of-way line through a central angle of 02 degrees 10 minutes 14 seconds, an arc distance of 89.10 feet; thence departing from said curve and right-of-way line on a non-radial bearing of South 43 degrees 41 minutes 13 seconds West, a distance of 140.80 feet; thence North 29 degrees 25 minutes 40 seconds West, a distance of 144.50 feet; thence North 00 degrees 37 minutes 10 seconds West, a distance of 121.07 feet to close on the Point of Beginning.