

Rec \$18.50
\$227.50

After Recording Return to:

RETURN TO GRANTEE

This Instrument Prepared by:
Brenda Lee Buta
A-1 Title of the Nature Coast
7655 W. Gulf to Lake Hwy., Suite 4
Crystal River, FL 34429
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
1436501600
File No.: 2015789

WARRANTY DEED

This Warranty Deed, Made the 9 day of October, 2020, by **R&R Land Holdings, LLC, a Florida Limited Liability Company**, whose post office address is: **315 NW Magnolia Cir, Crystal River, FL 34428** hereinafter called the "Grantor", to **Bruce E Melnick and Kim M. Melnick, as husband and wife**, whose post office address is: **5530 Clipper Ct., New Port Richey, FL 34652** hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirty Two Thousand Five Hundred Dollars and No Cents (\$32,500.00)** 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**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 2020, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Bailey Bennis

Printed Name: Bailey Bennis

R&R LAND HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

William R. Spell III
William R. Spell III, Managing Member

Rachel L. Spell
Rachel L. Spell, Managing Member

Witness Signature: Brenda L. Buta

Printed Name: Brenda L. Buta

State of Florida
County of Citrus

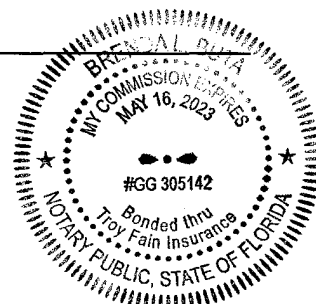
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of October, 2020 by **William R. Spell and Rachel L. Spell, Managing Members of R&R Land Holdings, LLC, a Florida Limited Liability Company**. He/She/They is/are ☐ Personally Known OR ☒ Produced valid drivers license as Identification.

Notary Public Signature Brenda Lee Buta

Printed Name: Brenda Lee Buta

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)



LEGAL DESCRIPTION ADDENDUM

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 2656.02 FEET TO THE CENTER OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°35'38" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 725.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, CONTINUE SOUTH 00°35'38" WEST, ALONG SAID EAST LINE, A DISTANCE OF 586.16 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°26'31" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 472.68 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 856 OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°41'55" EAST, ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 856, A DISTANCE OF 623.01 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 84°58'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 472.96 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 6.553 ACRES, MORE OR LESS.

WRS RS

BEN KUM