

Prepared by and return to:

Jonathan M. Turner, Attorney at Law
Scruggs, Carmichael & Wershow, P.A.
2234 N.W. 40th Terrace, Suite B
Gainesville, FL 32605
JMT 2021-01166-A

Record 27.00
Doc. Stamps 3500.00
Int. Tax _____
Total 3527.00

Sales Price - \$500,000.00
Recording Fee - \$18.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of October, 2021 between

Aspen Holdings, Inc., a Wyoming Corporation, a Foreign corporation,
whose address is: 4101 Evans Ave., Cheyenne, WY 82001, Grantor, and

James W. Roberts and Karen S. Roberts, husband and wife,
whose address is: 571 Sawyer Drive, Cudjoe Key, FL 33042, FL, Grantee;

(Whenever 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, trusts and trustees)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County Florida to-wit:

PARCEL 1

A PARCEL OF LAND SITUATED IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 15 EAST, LEVY COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 36, THENCE NORTH 87°45'46" WEST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 3607.75 FEET; THENCE NORTH 01°26'48" WEST, A DISTANCE OF 1489.79 FEET; THENCE NORTH 12°52'40" EAST, A DISTANCE OF 65.87 FEET; THENCE NORTH 24°42'45" EAST, A DISTANCE OF 110.39 FEET; THENCE NORTH 19°21'28" EAST, A DISTANCE OF 57.92 FEET; THENCE NORTH 12°35'50" WEST, A DISTANCE OF 49.93 FEET; THENCE NORTH 89°59'52" EAST, A DISTANCE OF 2508.94 FEET; THENCE NORTH 70°50'55" EAST, A DISTANCE OF 848.35 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 19/98 (HAVING A RIGHT OF WAY WIDTH THAT VARIES), THENCE SOUTH 27°37'16" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 597.84 FEET TO THE EAST LINE OF SAID SECTION 36; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00°29'18" WEST, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 1646.78 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 13 SOUTH, RANGE 16 EAST, LEVY COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE NORTH 00°29'18" EAST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1646.78 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 19/98 (HAVING A RIGHT OF

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WAY WIDTH THAT VARIES), THENCE SOUTH 27°37'16" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1790.23 FEET TO THE SOUTH LINE OF SAID SECTION 31; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 85°53'55" WEST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 846.20 FEET TO THE POINT OF BEGINNING.

PARCEL 3

A PARCEL OF LAND SITUATED IN SECTION 1, TOWNSHIP 14 SOUTH, RANGE 15 EAST, LEVY COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 1, THENCE SOUTH 00°46'02" WEST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 1322.00 FEET; THENCE NORTH 87°45'45" WEST, A DISTANCE OF 1318.76 FEET; THENCE NORTH 00°42'58" EAST, A DISTANCE OF 1322.00 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE SOUTH 87°45'50" EAST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1319.95 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: portion of 02031-000-00, portion of 02551-000-00 & portion of 02032-000-00

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

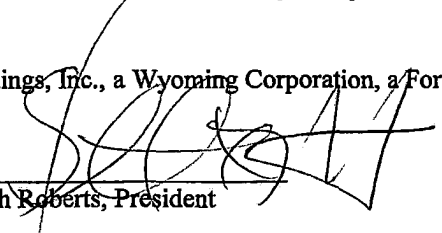
TO HAVE AND TO HOLD, the same in fee simple forever.

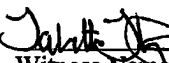
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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


Witness Name: KATHLEEN L. ROBERTS

Aspen Holdings, Inc., a Wyoming Corporation, a Foreign corporation

By: 
Kenneth Roberts, President


Witness Name: Tabitha Thompson

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State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of October, 2021 by Kenneth Roberts, President of Aspen Holdings, Inc., a Wyoming Corporation, a Foreign corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Brycen Solomon
Notary Public

Printed Name: Brycen Solomon

My Commission Expires: 09/08/2025

Unofficial Copy