

Prepared by and return to:

Bullock Law Firm, PLLC
1000 NE 6th Blvd.
Williston, FL 32696
(352) 472-6295
File Number: 2022-52
Parcel Identification Number: 035950040A; 0359500900;
0359501800; 0359501700; 0359500400; 0359500000;
0360600000; 0359400000; and 0359200000

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Warranty Deed

This Warranty Deed made this 25th day of March, 2022 between Janet Lee Dean, an unremarried widow, individually, and Janet Lee Dean as Trustee of the The Vince and Janet Dean Revocable Trust, whose post office address is 10350 NE 42nd Street, Bronson, FL 32621, grantor, and Thomas Lee Aquilla, Jr. whose post office address is 4990 NE 195th Street, Williston, Florida 32696, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Parcel Identification Number: 035950040A; 0359500900; 0359501800; 0359501700; 0359500400;
0359500000; 0360600000; 0359400000; and 0359200000

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 2021.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Walker Bullock

Witness

Printed Name: Walker Bullock

Janet Lee Dean

Janet Lee Dean, Individually

Shanna N. Church

Witness

Printed Name: Shanna N. Church

The Vince and Janet Dean Revocable Trust

Walker Bullock

Witness

Printed Name: Walker Bullock

By: Janet Lee Dean

Janet Lee Dean, Trustee

Shanna N. Church

Witness

Printed Name: Shanna N. Church

State of Florida

County of Levy

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of March, 2022 by Janet Lee Dean, Individually and as Trustee of the The Vince and Janet Dean Revocable Trust, who is personally known or has produced a driver's license as identification.

[Seal]

Shanna Nicole Church

Notary Public

Print Name: Shanna Nicole Church

My Commission Expires: 8/29/2025

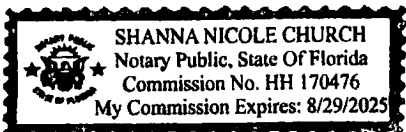


EXHIBIT "A"

Parcel A:

The North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 12 South, Range 17 East, Levy County, Florida.

Parcel B:

Parcel 1 of Meadow Ridge Subdivision: A parcel of land in the East $\frac{1}{2}$ of Section 34, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows: For a Point of Beginning, commence at the NE corner of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 34; thence S $01^{\circ}12'02''$ E, along the East line of said Section 34, 661.76 feet to the SE corner of that easement described in Deed Book 102, Page 566; thence S $86^{\circ}26'43''$ W, along the South line of said easement, 50.04 feet to the SW corner of said easement; thence S $86^{\circ}05'23''$ W, 1213.51 feet to the right-of-way of a 60 foot easement; thence S $89^{\circ}11'35''$ W, 30.09 feet to the centerline of said 60 foot easement; thence N $05^{\circ}20'50''$ W, along said centerline of easement, 669.08 feet to the North line of said South $\frac{1}{2}$ of the NE $\frac{1}{4}$; thence N $86^{\circ}30'28''$ E, along said North line, 30.02 feet to the NW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, being a point on the right-of-way of said 60 foot easement; thence continue N $86^{\circ}30'28''$ E, along said North line, 1311.61 feet to close on the Point of Beginning. TOGETHER WITH an easement for ingress, egress and public utilities over and across Parcel A 60 foot ingress, egress and public utility easement in the East $\frac{1}{2}$ 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 the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 34; thence S $86^{\circ}26'43''$ W along the North line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, 30.03 feet to the Point of Beginning; thence S $01^{\circ}09'41''$ E, parallel with and 30 feet West of the East line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, 1338.38 feet; thence S $05^{\circ}20'50''$ E, 669.20 feet; thence S $03^{\circ}44'00''$ W, 534.84 feet to the point of a 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 $24^{\circ}20'00''$, a distance of 212.35 feet to the point of tangency of said curve; thence S $20^{\circ}36'00''$ E, 218.26 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 $55^{\circ}25'00''$, 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 $37^{\circ}15'00''$, a distance of 231.34 feet to the point of tangency of said curve; thence S $02^{\circ}26'00''$ E, 413.49 feet to the terminus point of said centerline of easement. Together with a 50.00 foot radius cul-de-sac having the center at said Terminus Point.

Parcel C:

Parcel 10 of Meadow Ridge Subdivision: A parcel of land in the East $\frac{1}{2}$ of Section 34, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows: For a Point of Beginning, commence at the NW corner of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 34; thence S $01^{\circ}06'41''$ E, along the East line of said Section 34, 667.43 feet; thence N $86^{\circ}31'40''$ E, 1301.24 feet, to the right-of-way of a 60 foot easement; thence N $89^{\circ}11'35''$ E, 30.09 feet to the centerline of said 60 foot easement; thence N $05^{\circ}20'50''$ W, along said centerline of easement, 669.08 feet to the North line of said South $\frac{1}{2}$ of the NE $\frac{1}{4}$; thence S $89^{\circ}30'28''$ W, along said North line, 1281.91 feet to close on the Point of Beginning. TOGETHER WITH an easement for ingress, egress and public utilities over and across Parcel A as described below: Parcel A: 60 foot ingress, egress and public utility easement in the East $\frac{1}{2}$ 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 the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 34; thence S $86^{\circ}26'43''$ W, along the North line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, 30.03 feet to the Point of Beginning; thence S $01^{\circ}09'41''$ E, parallel with and 30 feet West of

the East line of said NW ¼ of the NE ¼, 1338.38 feet; thence S 05°20'50" E, 669.20 feet; thence S 03°44'00" W, 534.84 feet to the point of a 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, 218.26 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. Together with a 50.00 foot radius cul-de-sac having the center at said Terminus Point.

Parcel D:

Parcel 9 of Meadow Ridge Subdivision: A parcel of land in the East ½ 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 ½ of the NE ¼ of said Section 34; thence S 01°06'41" E, along the West line of the East ½ 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°16'34" 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. TOGETHER WITH an easement for ingress, 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 ½ 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 ¼ of the NE ¼ of said Section 34; thence S 86°26'43" W, along the North line of said NW ¼ of the NE ¼, 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 ¼ of the NE ¼, 1338.38 feet; thence S 05°20'50" E, 669.20 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, 218.26 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 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, 413.19 feet, to the terminus point of said centerline of easement. Together with a 50.00 foot radius cul-de-sac, having the center at said Terminus Point.

Parcel E:

The South ½ of the NE ¼ of the NE ¼ of Section 34, Township 12 South, Range 17 East, Levy County, Florida. TOGETHER WITH a non-exclusive easement for ingress and egress over the East 50 feet of the N ½ of the NE ¼ of the NE ¼ of Section 34, Township 12 South, Range 17 East, Levy County, Florida.

TOGETHER WITH that certain 1987 PALM Double Wide Mobile Home; VIN# PH091065A and TITLE#45475439; and VIN# PH091065B and TITLE# 45483833.

Parcel F:

The South ½ of the SE ¼ of the NW ¼ of Section 34, Township 12 South, Range 17 East, Levy County, Florida.

Parcel G:

The NE ¼ of the NW ¼ and the North 171.87 feet of the SE ¼ of the NW ¼ Section 3, Township 13 South, Range 17 East, Levy County, Florida.

Parcel H:

The SW ¼ of Section 34, Township 12 South, Range 17 East, Levy County, Florida.

Parcel I:

The East ½ of the SE ¼ and that part of the SW ¼ of the SE ¼ lying East of State Road 337 in Section 33, Township 12 South, Range 17 East, Levy County, Florida.

THIS CONVEYANCE IS SUBJECT TO a life estate to Janet L. Dean for the exclusive possession, use, and enjoyment of the rents, issues, and profits of the following described property for and during her natural lifetime:

A parcel of land lying in the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 12 South, Range 17 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Southeast 1/4 of the Southwest 1/4 and run thence North 89°57'30"West, along the South line of said Southwest 1/4, a distance of 1338.29 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 07°48'00"West, a distance of 480.70 feet to the Point-of-Beginning of the herein described parcel; thence North 02°59'03"East, a distance of 444.85 feet; thence South 87°00'57"East, a distance of 161.18 feet; thence South 81°57'04"East, a distance of 450.18 feet; thence South 08°03'54"West, a distance of 183.73 feet; thence North 81°15'04"West, a distance of 112.48 feet; thence South 10°32'56"West, a distance of 27.25 feet; thence North 81°33'16"West, a distance of 283.92 feet; thence North 87°00'57"West, a distance of 126.89 feet; thence South 03°06'26"West, a distance of 236.12 feet; thence North 84°43'04"West, a distance of 67.86 feet to the said Point-of-Beginning.

Containing 3.195 Acres, more or less.

Together with a non-exclusive easement for ingress, egress and utilities from NE County Rd 337 to the above-described property for the life of Janet L. Dean.

During such life tenancy, the life tenant shall be responsible for the expense of ad valorem taxes, insurance, utilities, and normal upkeep and maintenance, reasonable wear and tear excepted, of the property subject to this life tenancy.

ALSO SUBJECT TO a life estate to Daniel L. Fike and Bonnie Fike for the exclusive possession, use, and enjoyment of the rents, issues, and profits of the following described property for and during each of their natural lifetimes:

The South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 12 South, Range 17 East, Levy County, Florida.

TOGETHER WITH a non-exclusive easement for ingress and egress over the East 50 feet of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 12 South, Range 17 East, Levy County, Florida.

TOGETHER WITH that certain 1987 PALM Double Wide Mobile Home; VIN# PH091065A and TITLE#45475439; and VIN# PH091065B and TITLE# 45483833.

During such life tenancy, the life tenants shall be responsible for the expense of ad valorem taxes, insurance, utilities, and normal upkeep and maintenance, reasonable wear and tear excepted, of the property subject to this life tenancy.

Parcel Identification Numbers: 035950040A; 0359500900; 0359501800; 0359501700; 0359500400; 0359500000; 0360600000; 0359400000; and 0359200000