

Prepared By And,
After Recording Return To:
Shawn M. Yesner, Esq.
Yesner Law, P.L.
2753 State Road 580, Suite 106
Clearwater, FL 33761

Consideration: \$100.00

QUIT-CLAIM DEED

THIS INDENTURE, made this 1 day of October, 2022, by and between **Jill Sheff and Tyler Sheff**, wife and husband, whose address is 105 Rogers Boulevard, Ste 90, Chiefland, FL 32626, ("Grantor") and **No Trespassing, LLC**, a Florida limited liability company, whose post office address is 105 Rogers Boulevard, Ste 90, Chiefland, FL 32626 ("Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable considerations in hand paid by the Grantee, receipt of which is hereby acknowledged, hereby quit-claims, grants, bargains, aliens, remises, sells, conveys and confirms to the Grantee all of that certain real property situate in Levy County, Florida, more particularly described on Exhibit "A" attached, and bearing Parcel No. 1982000000.

This property is NOT the homestead of the Grantor.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances belonging to or, in any way, appertaining to the real property.

SUBJECT TO covenants, conditions, easements and restrictions of record, and the taxes for the year 2022 and all subsequent years.

TO HAVE AND TO HOLD the same unto Grantee, the Grantee's successors and assigns, in fee simple forever.

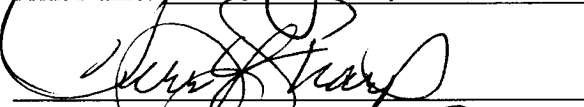
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the date aforesaid.

Signed, sealed and delivered in our presence:



Witness

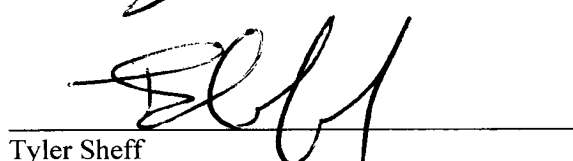
Print Name: SHAWN M. YESNER



Witness

Print Name: TERRI L. SHARP


Jill Sheff


Tyler Sheff

STATE OF FLORIDA)
)
COUNTY OF Pinellas)

THE FOREGOING INSTRUMENT was acknowledged before me this 1 day of
October, 2022, by Jill Sheff and Tyler Sheff, who ☒ are personally known to me
[] or have produced _____ as identification.

[SEAL]



Shawn M. Yesner
Notary Public
Print Name:
My commission expires:

Unofficial Copy

EXHIBIT "A"

TRACT 34 in TIGER ISLAND SPORTSMEN'S CLUB, an unrecorded survey, more particularly described as:

TOWNSHIP 14 SOUTH, RANGE 13 EAST

Section 10: Commence at the Northeast corner of said Section 10, (said corner being common to Sections 2, 3 and 11); thence run North 89°19'58" West, along the Northerly line of said Section 10, 1325.80 feet; thence departing said Section line run South 01°05'51" West, 306.45 feet to a point on the centerline of a 50 foot road easement and the Point of Beginning; thence along said centerline run North 41°43'11" West, 82.70 feet; thence North 78°21'40" West, 291.31 feet; thence South 85°30'57" West, 259.28 feet; thence South 70°44'06" West, 353.52 feet; thence South 04°58'57" West, 322.05 feet; thence South 16°36'45" West, 333.67 feet; thence South 03°00'32" West, 148.88 feet; thence South 08°45'11" West, 186.26 feet; thence departing said centerline, run South 88°58'28" East, 1077.09 feet; thence run North 00°52'42" East, 1009.15 feet to a point on the aforementioned centerline and the Point of Beginning.

SUBJECT TO AND TOGETHER WITH: A perpetual non-exclusive easement for ingress, egress and utilities over and across the roadways as more particularly described on Exhibit "A" of the deed from PATTEN CORPORATION GULF-ATLANTIC, a Delaware corporation, to GREG A. LUKEHART and EMILY M. FISCHER, dated 11/22/1989, filed 01/19/1990, and recorded in O.R. Book 379, Page 686, Public Records of Levy County, Florida.