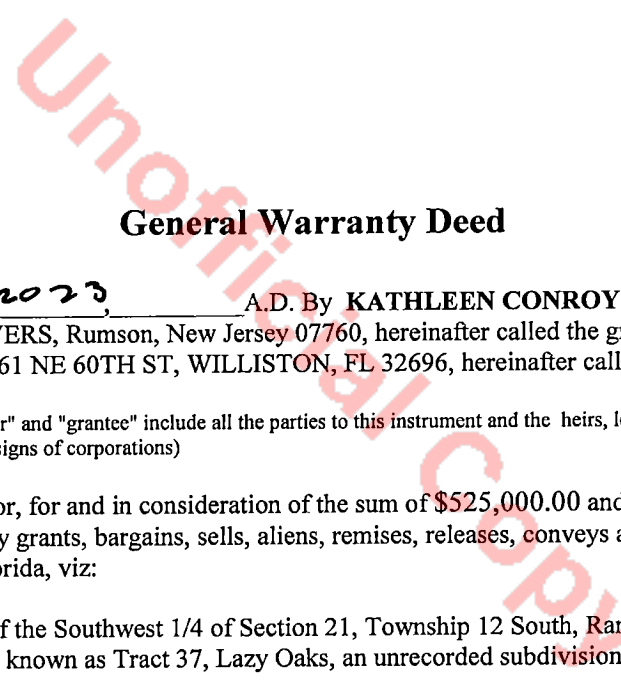


✓
R OLD REPUBLIC TITLE
121 WEST FORSYTH STREET
JACKSONVILLE, FL 32202

Prepared by:
Karen Stellhorn
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2300517
23059664



General Warranty Deed

Made this 7th day of July 2023, A.D. By **KATHLEEN CONROY**, a single woman, whose post office address is: 95 AVENUE OF TWO RIVERS, Rumson, New Jersey 07760, hereinafter called the grantor, to **JAMES STANLEY**, a single man, whose post office address is: 15161 NE 60TH ST, WILLISTON, FL 32696, 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 \$525,000.00 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:

The East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 12 South, Range 18 East, Levy County, Florida, Less right of way of LCR 343. Also known as Tract 37, Lazy Oaks, an unrecorded subdivision.

Said 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 members of the household of Grantor(s) reside thereon.

Parcel ID Number: 04110-003-00

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, 2022.

Prepared by:
Karen Stellhorn
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2300517

Unofficial Copy

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

John Henricks
Witness #1 Signature

Witness #1 Printed Name JOHN HENRICKS

Kathleen Conroy
KATHLEEN CONROY
Address: 95 AVENUE OF TWO RIVERS, Rumson, New Jersey
07760

Darryn C Murphy
Witness #2 Signature

Witness #2 Printed Name Darryn C Murphy

33 East River Rd Rumson, NJ
Address: 07760

State of New Jersey
County of Monmouth

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of July, 2023, by KATHLEEN CONROY, a single woman, who is/are personally known to me or who has produced _____ as identification.

Barbara C. Jacques
Notary Public
Print Name: Barbara C. Jacques
My Commission Expires: Notary Public of New Jersey
Commission Expires 10/07/2023

(Notary Seal)

