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Prepared by and return to:
Kerrie A. Frick, an employee of
BAXTER TITLE, an R&S FASTER CLOSINGS COMPANY
12800 Indian Rocks Road
Largo, FL 33774
File Number: 3059-23-05-P

Property Appraiser's ID #: 0830500000

WARRANTY DEED

This Warranty Deed is executed this 20 day of July, 2023, by **Batten & Puder Group, Inc., a Florida Corporation** ("Grantor") whose post office address is 1315 East Michigan Street, Orlando, FL 32806, to **Helverson Creek Partners, LLC, a Florida Limited Liability Company** ("Grantee") whose post office address is 6610 Lake Street, Yankeetown, FL 34498.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10.00 (TEN AND 00/100 DOLLARS) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in **Levy County, Florida**, viz:

Lots 1 & 2, of KELLY RUNNELS SUBDIVISION OF CRACKERTOWN, and also Lot 3, all in Block 2 in KELLY RUNNELS SUBDIVISION OF CRACKERTOWN, also described as Lots 1, 2 and 3 of Block 2 of Crackertown, according to the plat thereof as recorded in Plat Book 2, page 26, Public Records of Levy County, Florida, lying in the NE 1/4 of Section 4. Township 17 South, Range 16 East.

and

Lots 18 and 19, Block 2 of Crackertown, according to the plat thereof as recorded in Plat Book 2, page 26, Public Records of Levy County, Florida.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR RESIDENCE OF THE GRANTOR NOR IS IT CONTIGUOUS THERETO.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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

[signature page to follow]

Signed, sealed and delivered as to all Grantors in the presence of the following witnesses:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Signature of Witness 1

KERRIE A. FRICK
Print Name of Witness 1

[Signature]
Signature of Witness 2

Robin Holland
Print Name of Witness 2

Batten & Puder Group, Inc., a Florida Corporation

By: [Signature]
John N. Puder, President

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 20 day of **July, 2023** by **John N. Puder, President** on behalf of **Batten & Puder Group, Inc., a FL Corporation.**

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



KERRIE A. FRICK
Commission # GG 352730
Expires August 21, 2023
Bonded Thru Budget Notary Services

Personally known: _____ OR Produced Identification: X

Type of Identification Produced: FLD.L.