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This instrument prepared by and return to:
Debi Bouchard
LEVY ABSTRACT AND TITLE COMPANY
P.O. Box 148
Bronson, FL 32621
LATC file # : T-29411
Parcel I.D. #: 05380-002-00; 05383-000-00;
05375-000-00; 05380-005-00

General Warranty Deed

Made this 19 day of January, 2024, by

DORI MORGAN a/k/a DORI MORGAN HYATT,
the unmarried widow of FREDDIE HYATT, deceased,

whose address is 19350 SE 52nd Pl., Morriston, Florida 32668, hereinafter called the grantor, to

LATINPRO HORSE, INC., a Florida corporation,

whose address is 12920 E. Hwy 316, Fort McCoy, Florida 32134, 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 Ten Dollars, (\$10.00) 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:

**SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF**

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

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, 2023.

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:

Debi Bouchard

1st Witness Signature

Witness Printed Name Debi Bouchard

Address: 50 Picnic St Bronson FL 32621

Daisy Rowe

2nd Witness Signature

Witness Printed Name DAISY ROWE

Address: 50 Picnic St Bronson FL 32621

State of Florida

County of Levy

The foregoing instrument was acknowledged before me by means of (CHECK ONE):
☒ physical presence OR ☐ online notarization, this 19 day of January, 2024, by DORI J. MORGAN a/k/a DORI MORGAN HYATT, the unmarried widow of FREDDIE HYATT, deceased, who (CHECK ONE): ☒ is personally known to me OR ☐ produced _____ as identification.

Dori J. Morgan

DORI J. MORGAN

19350 SE 52nd Pl., Morriston, Florida 32668

Deborah L. Bouchard

Notary Public Signature

Print Name: _____

My Commission Expires: _____

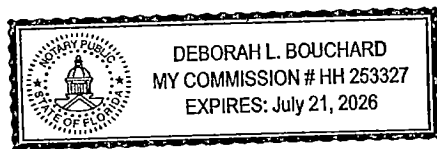


EXHIBIT "A"**PARCEL 1 (Tax ID #0538000200):**

The NE 1/4 of NW 1/4 of Section 19, Township 14 South, Range 19 East, Levy County, Florida, LESS AND EXCEPT the South 70 feet of the West 105 feet thereof.

TOGETHER WITH an easement for ingress and egress over and across the North 60 feet of the SE 1/4 of NW 1/4 of Section 19, Township 14 South, Range 19 East, Levy County, Florida.

PARCEL 2 (Tax ID #0538300000):

For the Point of Beginning, commence at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 19, Township 14 South, Range 19 East, Levy County, Florida; thence N.87°56'39"W. along the North line of said NW 1/4 of the NW 1/4, a distance of 144.77 feet; thence S.00°16'01"W. 863.95 feet; thence S.89°07'15"E. 154.35 feet to the East line of said NW 1/4 of the NW 1/4; thence N.00°22'29"W. along said East line 861.13 feet to close at the Point of Beginning.

PARCEL 3 (part of Tax ID #0537500000):

A part of lands described in O.R.B. 1061, page 988 and all of lands described in O.R.B. 1116, page 206, both of the Public Records of Levy County, Florida; lying in the South 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 18, and in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 19, in Township 14 South, Range 19 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southwest corner of said Section 18, and run thence South 87°56'39" East, along the South line of said Section, a distance of 673.40 feet; thence continue South 87°56'39" East, along said South line, a distance of 902.99 feet to the Point-of-Beginning of the herein described parcel; thence North 06°35'39" East, a distance of 1108.86 feet to the South line of lands described in O.R.B. 742, page 624, said Public Records; thence South 89°21'48" East, along said South line and along the South line of lands described in O.R.B. 673, page 154 and along the South line of lands described in O.R.B. 657, page 166, both of said Public Records, a distance of 1131.62 feet to the Southeast corner of said O.R.B. 657, page 166 and the East line of said Southwest 1/4 of Section 18; thence South 00°19'36" East, along said East line, a distance of 1094.40 feet; thence South 87°56'39" East, a distance of 80.39 feet to the Northeast corner of said O.R.B. 1116, page 206; thence South 00°19'37" East, a distance of 40.02 feet to the North line of said Section 19; thence South 00°33'20" East, a distance of 1323.37 feet to the Southwest corner of lands described in O.R.B. 1116, page 208, said Public Records; thence North 87°39'50" West, a distance of 80.42 feet to the Southwest corner of said North 1/2 of the Northeast 1/4 of Section 19; thence North 00°33'20" West, along the West line of said North 1/2, a distance of 1322.98 feet to the said South line of Section 18; thence North 87°56'39" West, along said South line, a distance of 1266.15 feet to the said Point-of-Beginning.

PARCEL 4 (Tax ID #0538000500):

An undivided 25% interest in and to the following described property:

The North 60 feet of the South 1/2 of NE 1/4 of Section 19, Township 14 South, Range 19 East, Levy County, Florida, lying West of US Hwy 41.