

INSTRUMENT PREPARED BY:

Susie Ramsey  
250 E Jarrard St #C149  
Cleveland, GA 30528

WHEN RECORDED MAIL TO:

Francis & Ellen Wencek  
80 Southview Way  
Falmouth, MA 02536 RV

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GENERAL WARRANTY DEED

This General Warranty Deed, made this 9th day of May, 2024 by **THE LAND REPUBLIC LLC**, whose address is: 250 E Jarrard St #C-149, Cleveland, GA 30528, hereinafter called the grantor.

To **Francis J Wencek & Ellen M Wencek, husband and wife as joint tenants**, whose address is 80 Southview Way, Falmouth, MA 02536 hereinafter called grantee:

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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 situated in **Levy County, FL**:

A Portion of Parcel ID: 0109750100  
LOT 10, BLOCK D-1 OF JEMLANDS, AN UNRECORDED SUBDIVISION IN LEVY COUNTY, FLORIDA

The property is not the homestead of the Grantor.

**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 2023, reservations, restrictions and easements of record, if any.

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

Signed, sealed and delivered in our presence:

Witness Signature: Angel Oliver  
Witness Name: Angel Oliver  
Address: 153 Westshoreland Meadows Dr  
Cleveland, GA 30528

Witness Signature: April A Owenby  
Witness Name: April A Owenby  
Address: 600 Old Camden Rd  
Cleveland, GA 30528

Susie Ramsey  
SUSIE RAMSEY, MANAGER  
THE LAND REPUBLIC LLC  
250 E Jarrard St #C-149, Cleveland, GA 30528

STATE OF GA COUNTY OF White  
The foregoing instrument was acknowledged before me  
By means of (X) physical presence or ( ) online notarization  
this 9 day of May, 2024 by Susie Ramsey  
 who is personally known to me or has produced  
a driver's license as identification.

April A Owenby  
NOTARY PUBLIC SIGNATURE  
Printed Name: April A Owenby  
My Commission Expires: 10/2/27

APRIL A OWENBY  
NOTARY PUBLIC  
White County  
State of Georgia  
My Comm. Expires 10/2/2027