

This instrument prepared by
and after recording return to:

✓
R Marilyn Clugston
8408 SW 4th Place
Gainesville, FL 32607

Property Appraiser's Parcel
Identification Number(s) 0025900400

WARRANTY DEED

The Grantor, **MARILYN CLUGSTON**, an unmarried woman, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grants and conveys to the Grantees, **JAMES RAYMOND CLUGSTON**, whose mailing address is 2036 NW 9th Avenue, Gainesville, FL 32603, and **LESLIE ANDRES**, whose mailing address is 17649 W. Banff Lane, Surprise, AZ 85388, to hold as Tenants in Common, all of the Grantors' right, title and interest in and to certain property located in Levy County, Florida (the "Property"), but subject to the reservation of the Grantors' rights enumerated below. The Property is more particularly, described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

Parcel Identification Number 0025900400.


The Grantor reserves to herself, as Life Tenant, an enhanced life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to herself the following rights, exercisable without the joinder of the remainder beneficiary and with or without consideration: to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenant in her sole discretion decides; to terminate the interest of the Grantee by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to herself or to anyone else.

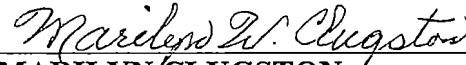
The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.


THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

Signed on June 12, 2024.

Signed in the presence of:


Print Name: Bradley Orane
1617 NW 16th Avenue
Gainesville, FL 32605


MARILYN CLUGSTON
8408 SW 4th Place,
Gainesville, FL 32607



Print Name: Jaydeen Ibanez
1617 NW 16th Avenue
Gainesville, FL 32605

Two witnesses as to
MARILYN CLUGSTON

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on June 12, 2024, by **MARILYN CLUGSTON**.

Physical Presence ☒
Online Notarization _____
Personally Known ☒
Produced Identification _____
Type of Identification _____


Notary Public--State of Florida
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____



ADAM ROARK
Commission # HH 011568
Expires July 15, 2024
Bonded Thru Budget Notary Services

Exhibit "A"

THE EAST 1989.02 FEET OF THE SE 1/4 OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA.

EASEMENT FOR INGRESS AND EGRESS: EASEMENT "A": THE EAST 60 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 13 EAST.

TOGETHER WITH: BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 13 EAST; THENCE N. 00 DEG. 30' 58" W. 60.01 FEET; THENCE N. 89 DEG. 44' 07" W. 1628.84 FEET; THENCE N. 00 DEG. 30' 58" W. 2610.42 FEET; THENCE N. 89 DEG. 42' 12" W. 60.01 FEET; THENCE S. 00 DEG. 30' 58" E. 2670.46 FEET TO THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE S. 89 DEG. 44' 07" E. ALONG SAID NORTH BOUNDARY LINE 1685.85 FEET TO THE POINT OF BEGINNING. SAID EASEMENT BEING SITUATED IN LEVY COUNTY, FLORIDA.

EASEMENT "B": THE EAST 60 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 13 EAST.

TOGETHER WITH THE SOUTH 60 FEET OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 13 EAST.

TOGETHER WITH THE EAST 60 FEET OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 13 EAST.

TOGETHER WITH THE NORTH 30 FEET OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 13 EAST.

TOGETHER WITH THE SOUTH 30 FEET OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 13 EAST.

SAID EASEMENT BEING SITUATED IN LEVY COUNTY, FLORIDA.