

Prepared by and return to:

Kathy Welland
Security Title Services Inc., d/b/a Gilchrist Title Services
302 North Main Street
Trenton, FL 32693
File No 2024-14124

Parcel Identification No 01441-000-00

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GENERAL WARRANTY DEED

This indenture made the 13th day of December, 2024 between Jean Marie Warburton, a single woman, and Teresa Gail Czaban, a single woman, whose post office address is 14290 Northeast 10 Avenue, Trenton, FL 32693, hereinafter called the Grantors, to Carey Rebekah Bailey, a single woman, and Charles Albert Taylor, Jr., a single man, as joint tenants with full rights of survivorship, whose post office address is 6504 NW 132nd St, Gainesville, FL 32653, hereinafter called the Grantees:

(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 said Grantors, for and in consideration of the sum of TWO HUNDRED SIXTY TWO THOUSAND AND 00/100 (U.S.\$262,000.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, aliens, remises, releases, conveys confirms and sold to the said Grantees, the following described land, situate, lying and being in Levy, Florida, to-wit:

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 in Section 35, Township 10 South, Range 15 East, Levy County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth under the laws and constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant 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, 2024.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Kathleen Welland
Printed Name
Address: 302 N. Main Street, Trenton FL 32693

[Signature]
Jean Marie Warburton
[Signature]
Teresa Gail Czaban

[Signature]
Witness Signature
Burgandy Arrington
Printed Name
Address: 104 N. Main St.
Trenton, FL 32693

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me by means of X physical presence or () online notarization this 13 day of December, 2024, by Jean Marie Warburton and Teresa Gail Czaban.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary
Personally Known: _____ OR Produced Identification: X
Type of Identification Produced: FL D.L.

