

Prepared by and return to:

Terri Wooten

Haile Title Company

4739-B NW 53rd Avenue

Gainesville, FL 32653

(352) 371-6264

File No HT-19-388

\$50,000

Parcel Identification No 04465-003-00

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WARRANTY DEED

(STATUTORY FORM -- SECTION 689.02, F.S.)

This indenture made the 17th day of January, 2020 between Wendy C. Katje, a married woman, Clarence Stewart, a married man, and Corinne Tatman, a married woman, all conveying non-marital homestead property, whose post office address is 373 Washington Street, Otsego, MI 49078, grantor, to Brendan J. Rooney and Nicholette Rooney, husband and wife, whose post office address is 4615 Southeast 57th Lane, Ocala, FL 34480, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

The North 296.00 feet of the West 740.0 feet of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 20, Township 13 South, Range 18 East, Levy County, Florida.

LESS and EXCEPT the right of way for C-316 over the West 50 feet thereof and subject to a 15 foot easement along the South side thereof.

AND

The North 376.00 feet of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 20, Township 13 South, Range 18 East, Levy County, Florida.

LESS the West 740.00 feet thereof and subject to a 30 foot easement over the West 30 feet of the South 95.00 feet thereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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.

✓ R FIRST AMERICAN TITLE
3563 PHILIPS HWY STE 504 BLDG E
JACKSONVILLE, FL 32207