

**Final Plat Application
Levy County, Florida**

Filing Date: _____
Amount of Fee: \$ 225.00

Petition Number: FP _____
Validation Number: _____

TO THE LEVY COUNTY PLANNING COMMISSION:

Application is hereby made to the County Planning Commission of Levy County, pursuant to the provisions of Chapter 163, Florida Statutes, as amended, and the Levy County Land Development Code, Chapter 50-534, petitioning for a Final Plat on the following described:

I. Applicant and Request Information - Please print unless otherwise specified.	
Owner's Name: <u>Terrill + Dixie Howell</u>	Surveyor's Name: <u>Stephen M. McMillen</u>
Address: <u>20255 NE 20th St</u>	Address: <u>444 NW Main St</u>
City <u>Williston, FL</u> Zip Code <u>32606</u>	<u>Williston, FL 32696</u>
Phone <u>352-843-3438</u>	Telephone Number: <u>(352) 528-6277</u>
	McMillen Surveying, Inc.

II. Parcel Information		
1. Subdivision Name: <u>Howell Family Farms</u>	_____	
2. Date Preliminary Plat Approved: <u>2.22.22</u>	_____	
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>05169-001-08</u>	<u>18.13.19</u>	<u>35.3</u>
B. _____	_____	_____
C. _____	_____	_____
	Total Acreage:	_____

3. Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision). See attached

4. Proposed Use of Property: Residential

**Final Plat Application
Levy County, Florida**

5. Present Zoning /Land Use: AR
6. Was a Zoning Change Requested ?
Yes No
[if yes, the plat may not be approved until it conforms with the local zoning. Include a certification of zoning compliance if a change was requested]
7. Have all required improvements been installed ? Yes No
[If no, include detailed estimates of cost and a statement relative to the method of improvement guarantee. All estimates must be approved by the County Commission.]
8. Do you proposed deed restrictions ? Yes No
[If yes, please attach copy]

III. To Be Supplied At The Time Of Submission:

Attach the items in the order listed below. The application will not be processed without these items. Any information changes must be submitted, in writing to the Levy County Development Department and received one week prior to the Planning Commission Public Hearing.

1. Final Plat Application 2. Property Deed. The most recent one pertaining to the property being requested to be subdivided, obtained from the Clerk of Circuit Court's Office or property statement from the Tax Collector's Office 3. Location map identifying subject parcel with either a color or pattern 4. Surface water permit or exemption 5. Signed and sealed boundary survey's. (office, road and bridge and engineering) 6. Current title opinion.

NOTE: See checklist for appropriate number of copies for submittal

**Final Plat Application
Levy County, Florida**

IV. APPLICATION INSTRUCTIONS:

- (a) An application for a Final Plat must be accompanied by a fee of \$225.00 **plus all fees and costs for services of County Engineer, outside legal counsel or other professional consultants in connection with the application.** Please note, application fee may be subject to change.

- (b) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. Owner's authorization is required at the time this application is submitted.

- (c) All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. **Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.**

- (d) The Final Plat applications are processed once a month. Applications received by the first (1st) day of the month preceding a regular monthly meeting of the planning commission will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) of the month will not be scheduled for the following month.

- (e) Applications may be submitted as follows:
 - In Person: Levy County Zoning Department generally located on alternate 27, within the Levy County Building and Zoning Office.

 - By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672 Bronson, Florida, 32621.


- (f) This office will prepare the poster(s) and place them on the property involved in this request.

- (g) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300' (three hundred feet) of the subject property lines including, immediately across any road or public right-of-way for said property.

**Final Plat Application
Levy County, Florida**

(h) **The applicant, or his duly authorized representative, shall attend the planning commission meeting at which the preliminary plat is to receive. The planning commission may, in its discretion, either proceed with the public hearing and consideration of an application or table the application in the event the applicant or his duly authorized representative does not appear at the planning commission meeting. [Levy County Land Development Code, Chapter 50, Section 532]**

Additional Assistance: If you require further information, please contact the Levy County Zoning Department at (352) 486-5203 or visit the above address in person.

I Stephen McMillen , have read and understand the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner or authorized agent of the above described property.

OFFICE USE ONLY:			
Planning Commission Public Hearing Date: _____	_____	Time: _____	_____
Board of County Commissioners Hearing Date: _____	_____	Time: _____	_____
Planning Commission Action:	Approval	<input type="checkbox"/>	Denial <input type="checkbox"/>
Notes, Instructions and Comments:			

**Final Plat Application
Levy County, Florida**

OWNER VERIFICATION

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

Date

Owner Signature

STATE OF FLORIDA
COUNTY OF _____

Owner Signature

Sworn to and scribed before me this ____ Day of _____ 20 ____, by (name)
_____.

Signature - Notary Public

Personally known _____ Identification Expiration Date _____

AGENT VERIFICATION (if applicable)

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the authorized agent of the above described property.

Date

Authorized Agent Signature (if applicable)

STATE OF FLORIDA
COUNTY OF _____

Sworn to and scribed before me this ____ Day of _____ 20 ____, by (name)
_____.

Signature - Notary Public

Personally known _____ Identification Expiration Date _____

**Levy County
Final Plat Checklist for:**

Prior to making application for a final plat, the following must be done:

Step 1: Construction and Development Permit

- Submit **three (3)** sets of signed and sealed construction plans for review by the Development Department, County Engineer and Road Department. (If applicable)
 - Three (3)** copies of the Environmental Resource Permit (ERP) or exemption (if no road construction is required) from the appropriate water management district. (Development Director, County Engineer, Road Department)
 - Receive **written** approval from the Levy County Road Department. Construction Development Permit can be issued. Fee - \$125.00 plus \$5.00 for each lot (if applicable).
-

Step 2: Plat Review (Must submit plat (s) on the 1st day of the month to be reviewed on the 2nd Wednesday of the same month)

- Submit **five (5)** paper copies (**three must be signed and sealed**) of the proposed plat for review by the Development Director, County Engineer, Road Department, County Attorney and County Planner.
 - Submit **three (3)** copies of the signed and sealed boundary survey's.
 - Current** title opinion. Provide one original and two copies.
 - Fee in the amount of \$225.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
 - Original completed application with all supporting documents.
- This fee does not include any costs that will be incurred by the County Engineer for engineering fees.**
- Schedule Plat Review Meeting: _____

Step 3: Submittal of a Final Plat for the Planning Commission

- Eight (8) copies of the Final Plat with corrections that were recommended by the Plat Review Committee. (**Three of which must be signed and sealed**) **ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**

NOTE: **The Final Plat must bear the signatures of the Levy County Road Department, Health Department, Engineer and Property Appraiser prior to being scheduled for the Planning Commission.**

Schedule meeting for Planning Commission: See Schedule. _____

Step 4: Submittal of a Final Plat for the Board of County Commissioners

- Fourteen (14) copies of the Final Plat. (Three of which must be signed and sealed) **ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**
- A letter of approval of the Title Opinion/Plat Certification from the County Attorney must be obtained prior to being placed on the agenda for the BOCC.**
- Provide receipt of all paid property taxes. This can be verified on the internet at the Tax Collector's site. **Must be paid prior to being scheduled for the BOCC.**
- Engineering Fees. **Must be paid prior to being scheduled for the BOCC.**
- Schedule meeting for Board of County Commissioners: _____

Copies will be distributed as follows and as applicable:

Plat Review:

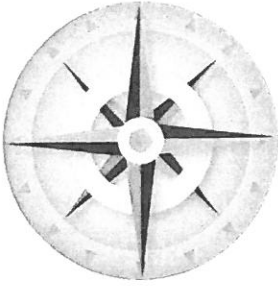
- Mills Engineering - 1
- Road Department - 1
- Planning Department - 1
- County Commissioner (appointed to committee) - 1
- County Attorney - 1

Planning Commission:

- Planning Board Members - 5
- County Attorney - 1 (plat with corrections if applicable)
- Development Department - 1
- Alternate - 1 if applicable

Board of County Commissioners:

- Board Members - 5
- Clerk's Office - 1
- Board Office - 8



McMillen Surveying, Inc.

444 Northwest Main Street
Williston, Florida, 32696
Office: 352 528-6277

September 27, 2021

State of Florida
County of Levy

We, Terrel and Dixie Howell, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Howell Family Farms" on the following parcel lying in Section 18, Township 13 South, Range 19 East, Levy County, Florida:

Parcel ID# 05169-001-00, Williston

Terrel Howell

Terrel Howell Date: 9.27.21

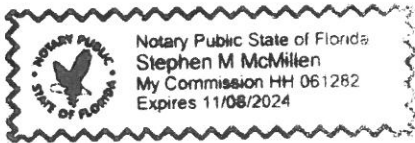
Dixie Howell

Dixie Howell Date: 9.27.21

Notary Public, State of Florida
At Large

[Signature]

My Commission Expires: 11-8-24



BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2022071109

DATE ISSUED: APRIL 13, 2022

DECEDENT INFORMATION

DATE FILED: APRIL 13, 2022

NAME: DIXIE HOLDER HOWELL

DATE OF DEATH: APRIL 10, 2022

SEX: FEMALE

AGE: 068 YEARS

DATE OF BIRTH: SEPTEMBER 5, 1953

SSN: ***-**-2777

BIRTHPLACE: DUNNELLON, FLORIDA, UNITED STATES

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 20253 NORTH EAST 20TH STREET

LOCATION OF DEATH: WILLISTON, LEVY COUNTY, 32696

RESIDENCE: 20253 NORTH EAST 20TH STREET, WILLISTON, FLORIDA 32696, UNITED STATES

COUNTY: LEVY

OCCUPATION, INDUSTRY: BUSINESS OWNER, DIXIE'S ANTIQUES/HOWELL LOGGING

EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED EVER IN U.S. ARMED FORCES? NO

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: MARRIED

SURVIVING SPOUSE NAME: TERREL HOWELL

FATHER'S/PARENT'S NAME: ARCHIE MUNDEN

MOTHER'S/PARENT'S NAME: JEWEL GODWIN

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: TERREL HOWELL

RELATIONSHIP TO DECEDENT: HUSBAND

INFORMANT'S ADDRESS: 20253 NORTH EAST 20TH STREET, WILLISTON, FLORIDA 32696, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: JEWETT A. LEAPTROT JR, F044115

FUNERAL FACILITY: KNAUFF FUNERAL HOMES LLC - WILLISTON F091872
512 EAST NOBLE AVENUE, WILLISTON, FLORIDA 32696

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: ROCKY BOTTOM CEMETERY
WILLISTON, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 HOUR): 0845

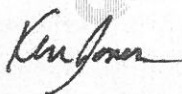
DATE CERTIFIED: APRIL 13, 2022

CERTIFIER'S NAME: ELLEN L TALOS

CERTIFIER'S LICENSE NUMBER: ME103440

NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT ENTERED

The first five digits of the decedent's Social Security Number have been redacted pursuant to §119.071(5), Florida Statutes.



, STATE REGISTRAR

REQ: 2023869620

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



* 4 3 3 9 3 9 5 1 *

DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED



ACCEPTANCE OF SUCCESSOR TRUSTEE

WHEREAS, DIXIE HOWELL, entered into a Revocable Trust Agreement on December 19, 2014, as Grantor and as Trustee;

WHEREAS, said Trust Agreement, in Paragraph 2.1 (a), Article II, provides for TERREL HOWELL to become Trustee in the event of 's death, resignation or incapacity; and

WHEREAS, DIXIE HOWELL died on April 10, 2022.

NOW, THEREFORE, TERREL HOWELL hereby assumes and accepts the Trust imposed by the DIXIE HOWELL DECLARATION OF TRUST DATED December 19, 2014, and agrees to act as Trustee upon the terms and conditions set forth in said Trust Agreement, and has had the following identification number assigned to the Trust by the Internal Revenue Service: 88-6353808.

Dated this _____ day of May, 2022.

[Signature]
Witness
[Signature]
Witness

Terrel Howell
Terrel Howell, Trustee
20253 N.E. 20th Street
Williston, FL 32696

STATE OF FLORIDA
COUNTY OF Levy

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, appeared by means of physical presence, TERREL HOWELL, [] personally known to me to be the person described in the foregoing instrument or [] who has produced a driver's license as identification, and acknowledged that he executed the same and did take an oath.

WITNESS my hand and official seal in the county and state aforesaid this 26 day of May, 2022.

NOTARY PUBLIC

Jennifer O. Holder
Print Name:

My Commission Expires:



Levy Abstract and Title Company

"Serving Levy County Since 1927"

Title Insurance

H. C. HENDERSON, JR.
(1939 - 2017)
SKIPPER HENDERSON PRES.
CERTIFIED LAND - TITLE SEARCHER

Closings

ADAM C. HENDERSON V.P.
BRANCH MANAGER



May 3, 2022

**CERTIFIED PARTY: LEVY COUNTY, BOARD OF COUNTY COMMISSIONERS
PO BOX 310, BRONSON, FL 32621**

RE: PROPERTY INFORMATION REPORT – Our File: T-28823

PROPOSED SUBDIVISION NAME:

“HOWELL FAMILY FARMS”

LEGAL SHOWN ON PROPOSED PLAT:

That portion of the North Half (N 1/2) of Northeast 1/4 (NE 1/4) of Section 18,
Township 13 South, Range 19 East, Levy County, Florida, lying East of CSX Railway.

LES AND EXCEPT the East 40 feet thereof, being a part of the right of way for
County Road 323.

PERIOD OF SEARCH: 20 years last past, ending April 28, 2022

Pursuant to F.S. 177.041(2) and F.S. 177.081(2), and Levy County Code of Ordinances Sec. 50-556(h), we
have made a search of the Public Records of Levy County, Florida, in connection with the above, and certify
as follows:

RECORD FEE SIMPLE TITLE HOLDER

**TERREL HOWELL, as Trustee of the TERREL HOWELL DECLARATION OF TRUST
dated December 19, 2014 (one-half interest) and DIXIE HOWELL, as Trustee of the DIXIE
HOWELL DECLARATION OF TRUST dated December 19, 2014 (one-half interest), by
virtue of the following document:**

**Warranty Deed from Luke George Sresovich, individually, and as Trustee of the Sresovich
Revocable Trust dated May 14, 2013, dated 09/15/2021, filed 09/16/2021 and recorded in O.R.
Book 1603, Page 63 (#689468), Public Records of Levy County, Florida.**

MORTGAGES – (not satisfied or released of record)

NONE

Main Office

50 Picnic St. • P.O. Box 148, Bronson, FL 32621
352-486-2116 • Fax 352-486-4200 • E-mail: levyab1@aol.com
www.levyabstract.com



EASEMENTS OF RECORD

Right of Way Easement to Clay Electric Cooperative, Inc. dated 01/24/2022, filed 02/11/2022 and recorded in O.R. Book 1625, page 789 (#696703).

REAL ESTATE TAX INFORMATION:

2021 Taxes

Assessed to: Terrel Howell, Trustee...
Tax ID#: 0516900100

DELINQUENT TAXES YES NO

(If "Yes", state the year and tax certificate number(s))

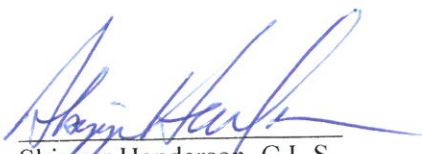
NOTE: This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. Its effective date shall be the date above specified through which the public records were searched.

Should you have any questions concerning this certification, or any other matter, we will be happy to assist you.

Sincerely,


Skipper Henderson, C.L.S.
Vice President

SH/dkr
enclosures

Prepared by: Chad Thomas/ ANG Return to:
Real Estate Division Clay Electric Cooperative, Inc. P. O. Box 308 Keystone Heights, Florida 32656
Clay Electric Property No: 8809935
W.O. No: 305831
Tax Parcel No.: 0516900100

RIGHT-OF-WAY EASEMENT
Clay Electric Cooperative, Inc.

GRANTORS, (whether singular or plural Terrell Howell as Trustee of the Terrell Howell Declaration of Trust dated December 19, 2014 & Dixie Howell as Trustee of the Dixie

Space above for recording data

Howell Declaration of Trust dated December 19, 2014,

whose mailing address is: 20253 NE 20th Street

City Williston State Florida Zip Code: 32696

In Consideration of one dollar and other good and valuable Considerations, the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey to Clay Electric Cooperative, Inc., a Florida Corporation, of P.O. Box 308, Keystone Heights, Florida, 32656, hereinafter called the Cooperative, its successors and assigns, a perpetual easement 20 (Twenty) feet in width over, under, upon and across the lands and real property situate, lying and being in the County of Levy, State of Florida, more particularly described as follows:

A Non-exclusive easement twenty (20) feet in width being ten (10) feet each side of the centerline of an overhead electrical distribution system and associated facilities over, under, upon and across parcel of land lying in 18 Section 18, Township 13 South, Range 19 East, Levy County, Florida.

Said parcel being more particularly described on attached Exhibit "A". Together with a nonexclusive easement being ten (10) feet in width, lying (5) feet on each side of an electric distribution system and associated facilities over, under, upon and across the parcel described in Exhibit "A", extending from the above easement to the consumers' service point.

Together with a perpetual easement over, under, upon and across all streets, roads, alleys, easements and rights-of-way in any plat or subdivision of which the above described property is a part, to the extent of Grantor's interest therein. Grantee shall have the following rights and uses in the Easement Area: the right to construct, rebuild, operate, and maintain electric lines and systems on or under the above described lands (Easement Area) for the transmission of electric power and the distribution thereof; the right to inspect, repair, change, alter, improve, remove, and add to such facilities and systems as the Cooperative deems advisable, including, by way of example, and not by way of limitation, the right to alter, modify, increase or decrease the number and size of conduits, wires, voltage, poles, cables, down guys, transformers, transformer enclosures, regulators, and all necessarily related equipment; the right to cut, trim, remove, and control the growth of trees, shrubberies, and other plants in the easement area by all means available, and not prohibited by law, that may, in the judgement of the Cooperative, interfere with, threaten or endanger the operation and maintenance of the Cooperative's facilities and systems; the right to keep the easement clear of all buildings, structures or other obstructions except citrus trees and low-growing shrubbery that do not otherwise in the judgement of the Cooperative interfere with Cooperative's use of the easement and right-of-way; the right to license, permit, or otherwise agree to the joint use or occupancy of the easement, facilities or system whether over land or under ground by other utilities, persons, associations, or corporations, and the right to enter upon, cross, and use other lands of the Grantors to provide reasonable access to the easement granted herein. Grantor agrees that all equipment, poles, wire, facilities, and other tangible personal property, together with any other improvements to the easement and right-of-way installed by or on behalf of the Cooperative, shall remain the sole and exclusive property of the Cooperative, and shall not be subject to any interest or claim of Grantor. Grantor covenants with Grantee that Grantor is lawfully seized of the land in fee simple, that Grantor has good, right and lawful authority to grant, bargain, sell, and convey the land and the interest herein conveyed. Grantor reserves the right to use the underlying fee for farming, citrus grove, or pasture purposes, provided that such use shall not include the construction, placement or location of any structures in the easement area, nor any use that would, in the judgement of the Cooperative, interfere with the Cooperative's use and enjoyment of the easement. Grantor agrees that this right-of-way easement is perpetual and shall run with the land, and that any abandonment or interruption of the use of the easement and right-of-way shall not terminate or impair the interests hereby conveyed to the Cooperative.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their hands and seals this 24th day of January, 2022

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

First Witness Signature: Kevin S. Kendall
 Also Type/Print Name: Kevin S. Kendall
 Second Witness Signature: Ashley Carr
 Type/Print Name: Ashley Carr

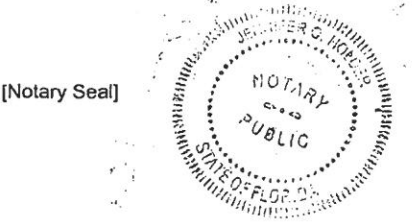
By: Terrell Howell (seal)
 Type/Print Name: Terrell Howell
 By: Dixie Howell (seal)
 Type/Print Name: Dixie Howell

STATE OF Florida
COUNTY OF Levy

The foregoing instrument was acknowledged before me by means of physical presence or online

notarization, this 1-24-22 by Terrell Howell and Dixie Howell
(date) (name of person(s) acknowledging)

who is personally known to me or who has produced _____ as identification.
(type of identification)



Jennifer O. Holder
 Notary Public
 JENNIFER O. HOLDER
 Commission # HH 129721
 Expires September 14, 2025
 TROY FAHN INSURANCE 800-365-7019
 Name typed, printed, or typed in block: _____
 My Commission Expires: _____

Exhibit A

Attached to and made a part of a warranty deed from Luke George Sresovich, Individually and as Trustee of the Sresovich Revocable Trust dated May 14, 2013 and Jammie Tyner Nobles, a married woman, aka Jammie Melissa Nobles fka Jammie Melissa Tyner to Terrel Howell as Trustee of the Terrel Howell Declaration of Trust dated December 19, 2014 (one-half interest) and Dixie Howell as Trustee of the Dixie Howell Declaration of Trust dated December 19, 2014 (one-half interest) dated September 15, 2021

That portion of the North Half (N ½) of Northeast Quarter (NE ¼) of Section 18, Township 13 South, Range 19 East, Levy County, Florida, lying East of the CSX railway.

LESS and EXCEPT the East 40 feet thereof, being part of the right-of-way for County Road 323.

Parcel Identification Number: 05169-001-00

Unofficial Copy
Unofficial Copy

Prepared by and return to:

Calvin J. McMahon
Clay Electric Cooperative, Inc.
P. O. Box 308
Keystone Heights, Florida 32656

A

Tax Parcel Number:
18-13-19-05169-000-00

FILE# *2000 1 1-606*
COUNTY, FLORIDA

RCD Sep 22 2000 10:47
Douglas M. McKay, CLERK

DEED DOC STAMPS 0.70
09/22/00 *A* Deputy Clk

RIGHT-OF-WAY EASEMENT
Clay Electric Cooperative, Inc.

Space above for recording data

GRANTORS, (whether singular or plural) JOANNE SRESOVICH as to an undivided
one-half (1/2) interest, and GEORGE SRESOVICH, Trustee for JAMMIE MELISSA TYNER,
as to an undivided one-half (1/2) interest, held as tenants in common

whose mailing address is: P. O. Box 354

City Williston State Florida Zip Code 32696

In Consideration of one dollar and other good and valuable Considerations, the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey to Clay Electric Cooperative, Inc., a Florida Corporation, of P.O. Box 308, Keystone Heights, Florida, 32656, hereinafter called the Cooperative, its successors and assigns, a perpetual easement as desc. feet in width over, under, upon and across the lands and real property situate, lying and being in the County of Levy, State of Florida, more particularly described as follows:

A non-exclusive easement fifteen (15') feet in width lying outside of, parallel with and immediately adjacent to the westerly right-of-way line of N.E. 200th Avenue (formerly County road C-323), over, under, upon and across the following described lands:

The North-Half (N½) of Northeast-Quarter (NE¼) (except 7 acres sold to Railroads and except 10 acres described in Deed Book 25, page 560, public records of Levy County, Florida, from Lucius Simonton and H.L. Simonton and wife, to L.B. McLeod) of Section 18, Township 13 South, Range 19 East, Levy County, Florida. Said property containing 63 acres more or less.

together with a perpetual easement over, under, upon and across all streets, roads, alleys, easements and rights-of-way in any plat or subdivision of which the above described property is a part, to the extent of Grantor's interest therein. The right to construct, rebuild, operate, and maintain electric lines and systems on or under the above described lands; the right to inspect, repair, change, alter, improve, remove, and add to such facilities and systems as the Cooperative deems advisable, including, by way of example, and not by way of limitation, the right to alter, modify, increase or decrease the number and size of conduits, wires, voltage, poles, cables, down guys, transformers, transformer enclosures, regulators, and all necessarily related equipment; the right to cut, trim, remove, and control the growth of trees, shrubberies, and other plants in the easement area by all means available, and not prohibited by law, that may, in the judgement of the Cooperative, interfere with, threaten or endanger the operation and maintenance of the Cooperative's facilities and systems; the right to keep the easement clear of all buildings, structures or other obstructions except citrus trees and low-growing shrubbery that do not otherwise in the judgement of the Cooperative interfere with Cooperative's use of the easement and right-of-way; the right to license, permit, or otherwise agree to the joint use or occupancy of the easement, facilities or system whether over land or under ground by other utilities, persons, associations, or corporations, and the right to enter upon, cross, and use other lands of the Grantors to provide reasonable access to the easement granted herein. Grantor agrees that all equipment, poles, wire, facilities, and other tangible personal property, together with any other improvements to the easement and right-of-way installed by or on behalf of the Cooperative, shall remain the sole and exclusive property of the Cooperative, and shall not be subject to any interest or claim of Grantor. Grantor covenants with Grantee that he is lawfully seized of the land in fee simple, that he has good, right and lawful authority to grant, bargain, sell, and convey the land and the interest herein conveyed. Grantor reserves the right to use the underlying fee for farming, citrus grove, or pasture purposes, provided that such use shall not include the construction, placement or location of any structures in the easement area, nor any use that would, in the judgement of the Cooperative, interfere with the Cooperative's use and enjoyment of the easement. Grantor agrees that this right-of-way easement is perpetual and shall run with the land, and that any abandonment or interruption of the use of the easement and right-of-way shall not terminate or impair the interests hereby conveyed to the Cooperative.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their hands and seals this 12th day of MAY, 2000

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

First, Witness Signature: [Signature]
Also, Type/Print Name: FRANK HOFT
Second, Witness Signature: [Signature]
Also, Type/Print Name: CALVIN J. MCMAHON

By [Signature] (seal)
Type/Print Name: Joanna Sresovich (seal)
By [Signature] (seal)
Type/Print Name: George Sresovich, Trustee for Jammie Melissa Tyner (seal)

STATE OF FLORIDA
COUNTY OF Levy

The foregoing instrument was acknowledged before me this 12th day of MAY, 2000

By Joanna Sresovich and George Sresovich, Trustee for Jammie Melissa Tyner personally known to me or who
(Name of grantor whether one or more)

Has (have) produced N/A as identification and did did not take an oath.
(Type of identification)

(Signature): [Signature] Notary Public
Also, Type/Print Name: CALVIN J. MCMAHON

Commission Expires: 8-16-2000 Commission No. CC577315



Calvin J. McMahon
MY COMMISSION # CC577315 EXPIRES
August 14, 2000
BONDED THRU FIDELITY & SECURITY INSURANCE, INC.
(Notary Seal)

ENG-1800-IND.

Sresovich2.doc

BOOK 722 PAGE 638

rec-27.00
add-6.00
doc-2474.50

2507.50

Prepared by and return to:
Norm D. Fugate, P.A.
P. O. Box 98
Williston, FL 32696
352-528-0019
File Number: 719-004

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of September, 2021 between Luke George Sresovich, Individually and as Trustee of the Sresovich Revocable Trust dated May 14, 2013 and Jammie Tyner Nobles, a married woman, aka Jammie Melissa Nobles fka Jammie Melissa Tyner whose post office address is 9342 SW 33rd Road, Gainesville, FL 32608, grantor, and Terrel Howell as Trustee of the Terrel Howell Declaration of Trust dated December 19, 2014 (one-half interest) and Dixie Howell as Trustee of the Dixie Howell Declaration of Trust dated December 19, 2014 (one-half interest) whose post office address is 20253 NE 20th Street, Williston, FL 32696, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida to-wit:

SEE EXHIBIT A, ATTACHED HERETO.

Grantors warrant that at the time of this conveyance, the subject property is not the homestead of either Grantor within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]

Signed, sealed and delivered in our presence:

Wm R W 3
Witness Name: WOODROE BLAKE FUGATE

Cassidy Lee Barber
Witness Name: CASSIDY LEE BARBER

Wm R W 3
Witness Name: WOODROE BLAKE FUGATE

Cassidy Lee Barber
Witness Name: CASSIDY LEE BARBER

Wm R W 3
Witness Name: WOODROE BLAKE FUGATE

Cassidy Lee Barber
Witness Name: CASSIDY LEE BARBER

Jammie Nobles (Seal)
Jammie Melissa Nobles

Luke George Sresovich (Seal)
Luke George Sresovich

Luke George Sresovich
Luke George Sresovich, Trustee

State of Florida
County of Levy

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 15th day of September, 2021 by Jammie Tyner Nobles and Luke George Sresovich, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Cassidy Lee Barber
Notary Public

Printed Name: Cassidy Lee Barber
My Commission Expires: 6/21/2024



Unofficial Copy



Summary

Parcel ID 0516900100
 Location Address
 Neighborhood LAND NEAR MARION COUNTY (5.1)
 Legal Description* 18-13-19 0036.00 ACRES N1/2 OF NE1/4 LYING EAST OF CURRENT CSX RR R/W & WEST OF CR 323 RD R/W OR BOOK 1603 PAGE 63
*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
 Property Use Code CROPSOIL CLASS2 (5200)
 Subdivision N/A
 Sec/Twp/Rng 18-13-19
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 15.7218
 Acreage 36.000
 Homestead N
 Ag Classification Yes

[View Map](#)

Owner

Owner Name Howell Terrel -Trustee 0%
 Terrel Howell Declaration Of Trust 50%
 Howell Dixie -Trustee- 0%
 Dixie Howell Declaration Of Trust 50%
 Mailing Address 20253 NE 20TH ST
 WILLISTON, FL 32696

Valuation

	2021 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$302,400
Ag Land Value	\$11,520
Just (Market) Value	\$302,400
Assessed Value	\$11,520
Exempt Value	\$0
Taxable Value	\$11,520
Cap Differential	\$0
Previous Year Value	\$233,280

Exemptions

Homestead 2nd Homestead Widow/er Disability Seniors Veterans Other

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND II	0	0	36	AC	\$11,520
VAC LAND	0	0	36	AC	\$302,400

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
9/15/2021	\$353,500.00	WD	<u>1603</u> <u>63</u>	Q	V	SRESOVICH LUKE GEORGE -TR	HOWELL TERREL -TRUSTEE
2/10/2014	\$100.00	QM	<u>1316</u> <u>316</u>	U	V	SRESOVICH LUKE GEORGE	SRESOVICH LUKE GEORGE -TR
3/1/2005	\$100.00	PR	<u>937</u> <u>222</u>	U	V	JOANNE SRESOVICH -EST- 1/2	SRESOVICH LUKE GEORGE
3/1/2005	\$100.00	WD	<u>934</u> <u>532</u>	U	V	SRESOVICH JOANNE T -EST- ETAL	

Exhibit A

Attached to and made a part of a warranty deed from Luke George Sresovich, Individually and as Trustee of the Sresovich Revocable Trust dated May 14, 2013 and Jammie Tyner Nobles, a married woman, aka Jammie Melissa Nobles fka Jammie Melissa Tyner to Terrel Howell as Trustee of the Terrel Howell Declaration of Trust dated December 19, 2014 (one-half interest) and Dixie Howell as Trustee of the Dixie Howell Declaration of Trust dated December 19, 2014 (one-half interest) dated September 15, 2021

That portion of the North Half (N ½) of Northeast Quarter (NE ¼) of Section 18, Township 13 South, Range 19 East, Levy County, Florida, lying East of the CSX railway.

LESS and EXCEPT the East 40 feet thereof, being part of the right-of-way for County Road 323.

Parcel Identification Number: 05169-001-00

Unofficial Copy

