

Prepared by and return to:
Heather Cochran
Security Title Services Inc., d/b/a Gilchrist Title Services
302 North Main Street
Trenton, FL 32693
File No 2025-14481
Parcel Identification No 0763600100

Instrument # 754467
OR BK: 1796 PG: 558-1pg(s)
REC: 7/14/2025 3:38 PM
Matt Brooks, Levy County Clerk, Florida
Rec: \$10.00
Deed Doc: \$1,365.00
Deputy Clerk Katie

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GENERAL WARRANTY DEED

This indenture made the 14th day of July, 2025 between Sherry Lynn Brown, a married woman, whose post office address is 186 South Euclid Avenue, Lake Helen, FL 32744, hereinafter called the Grantor, to Hudson Food Stores, Inc., a Florida Corporation, whose post office address is 109 Northwest 3rd Avenue, Chiefland, FL 32626, hereinafter called the Grantee:

(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 Grantor, for and in consideration of the sum of ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 (U.S.\$195,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, aliens, remises, releases, conveys confirms and sold to the said Grantee, the following described land, situate, lying and being in Levy, Florida, to-wit:

A portion of Springs Village Unit No. 1, according to the plat thereof recorded in Plat Book 3, Page 36 Public Records of Levy County, Florida, more particularly described as follows:

Commence at the Northwest corner of Springs Village Unit 1, according to the plat thereof recorded in Plat Book 3, Page 36 Public Records of Levy County, Florida, thence run East 50 feet to establish the Point of Beginning; thence continue East along South right of way line of County Road 320, a distance of 225 feet; thence South 170 feet; thence West 225 feet; thence North 170 feet to the Point of Beginning.

Together with a 2006 SCTB Mobile Home bearing Identification # SBHGA1430500995A and SBHGA1430500995B.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's 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.

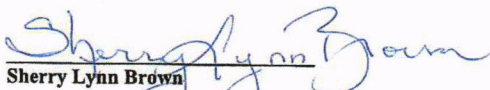
And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

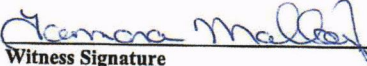
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature

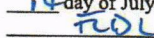
Heather Cochran
Printed Name
Address: 302 N Main St, Trenton, FL 32693

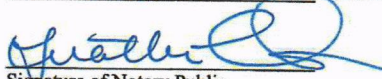

Sherry Lynn Brown


Witness Signature

Tamara Malloy
Printed Name
Address: 302 N Main St, Trenton, FL 32693

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of July, 2025, by Sherry Lynn Brown, () who is/are personally known to me or ☒ who has/have produced  as identification.


Signature of Notary Public
Heather Cochran
Print, Type/Stamp Name of Notary

