

RECEIVED

MAY 06 2022

Per \_\_\_\_\_

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:

<b>I. Applicant and Request Information - Please</b>		Surveyor's Name: <u>Stephen M. McMillen</u>
Owner's Name: <u>Don Zdio, LLC</u>	Survey:	Address: <u>444 NW Main St</u>
Address: <u>4441 NW 447th Ave</u>	Address:	<u>Williston, FL 32696</u>
City: <u>Miami, FL</u> Zip Code: <u>33142</u>	City:	Telephone Number: <u>(352) 528-6277</u>
Phone: <u>352-400-0102</u>	Phone:	<u>McMillen Surveying, Inc.</u>

<b>II. Parcel Information</b>		
1. Subdivision Name:	<u>Quinta Katation</u>	
2. Date Preliminary Plat Approved:	<u>2-22-22</u>	
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>04610-060-00</u>	<u>30-12-19</u>	<u>20.384</u>
B. <u>04610-067-00</u>	<u>30-12-19</u>	
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

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Levy County, Florida**

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5. Present Zoning /Land Use: ARR
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**

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**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 (1<sup>st</sup>) 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 (1<sup>st</sup>) 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.


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Levy County, Florida**

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- (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 McMiller , 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.**

<b>OFFICE USE ONLY:</b>	
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**

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**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 \_\_\_\_\_

*See attached*

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**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:

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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 1<sup>st</sup> day of the month to be reviewed on the 2<sup>nd</sup> 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. \_\_\_\_\_

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**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:**

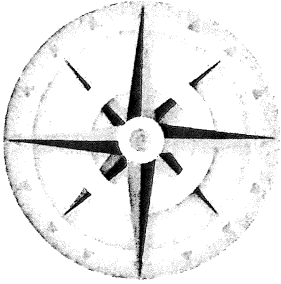
Mills Engineering - 1  
Road Department - 1  
Planning Department - 1  
County Commissioner (appointed to committee) - 1  
County Attorney - 1

**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 28, 2021

State of Florida  
County of Levy

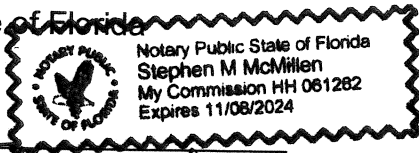
I, Ignacio Gurruchaga as the representative of Don Zoilo, LLC AND Kathy Jolie Fried-Krupp, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as our Authorized Agent to facilitate the **Platting Process** upon "Quinta Katarina" on the following parcel lying in Section 30, Township 12 South, Range 19 East, Levy County, Florida:

Parcel ID# 04761-000-00 and 04761-007-00, Williston.

Ignacio Gurruchaga Date: 9.29.21

Kathy Jolie Fried-Krupp Date: 09/29/2021

Notary Public, State of Florida  
At Large



My Commission Expires: 11-8-24



27.00  
27.70

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This instrument prepared by and return to:  
Daisy K. Rowe  
LEVY ABSTRACT AND TITLE COMPANY  
P.O. Box 148, Bronson, FL 32621  
LATC file #: T-4180  
Parcel I.D. #: 0476100000

### WARRANTY DEED

THIS WARRANTY DEED, made this 18<sup>th</sup> day of December, 2020, by

GMA REAL ESTATE HOLDINGS, LLC, a Florida limited liability company, whose mailing address is PO Box 1693, Anthony, Florida 32617, and KATHYJOLIE FRIED-KRUPP, whose mailing address is PO Box 212, Lowell, Florida 32663, hereinafter called the Grantor, to

KATHYJOLIE FRIED-KRUPP, whose mailing address is PO Box 212, Lowell, Florida 32663, hereinafter called the Grantee:

(Wherever 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.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, to-wit:

SEE EXHIBIT 'A' ATTACHED

The above property is conveyed by the Grantor and accepted by the Grantee subject to the following Restrictive Covenant that shall run with the land, to-wit:

Property is restricted to site-built homes only; no mobile, modular, or manufactured homes allowed.

Said property is not the homestead of Kathyjolie Fried-Krupp under the laws and constitution of the State of Florida in that neither she nor any members of her household reside thereon.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

TOGETHER WITH all 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 the 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
1st Witness Signature

Skipp Henderson  
1st Witness Printed Name

[Signature]  
2nd Witness Signature

Daisy Rowe  
2nd Witness Printed Name

GMA REAL ESTATE HOLDINGS, LLC  
a Florida limited liability company  
By: [Signature]  
CARLOS A. SIERRA, Manager

[Signature]  
KATHYJOLIE FRIED-KRUPP

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization, this 18<sup>th</sup> day of December, 2020, by CARLOS A. SIERRA, Manager of GMA REAL ESTATE HOLDINGS, LLC, a Florida limited liability company, and KATHYJOLIE FRIED-KRUPP, who  are personally known to me OR \_\_\_ have produced \_\_\_ as identification.



(Notary Stamp/Seal)

[Signature]  
Notary Signature  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT 'A'**

**North Parcel:**

**A parcel of land in the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida, being more particularly described as follows:**

**For a Point of Reference, commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida; thence run N 01°43'06" W, along the West line of said SE 1/4 of NE 1/4, a distance of 424.91 feet to the Point of Beginning; thence S 89°11'13" E, 1005.75 feet to a point on the Westerly right of way line of NE 200th Terrace (Levy County Road #568); thence run N 14°26'30" W, along said right of way line, 479.01 feet to the SE corner of that property described in Official Records Book 1216, page 680 of the public records of Levy County, Florida; thence N 89°11'13" W, along the South line of last said property, 900.15 feet to the SW corner of last said property, being a point on the West line of said SE 1/4 of NE 1/4; thence S 01°43'06" E, along said West line, a distance of 462.54 feet to close on the Point of Beginning.**

# Levy Abstract and Title Company

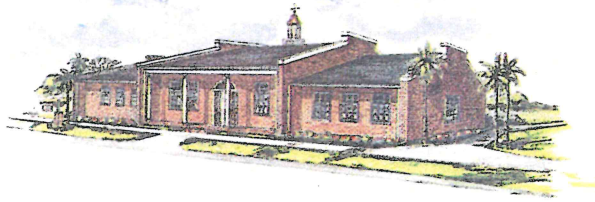
"Serving Levy County Since 1927"

## Title Insurance

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

## Closings

ADAM C. HENDERSON V.P.  
BRANCH MANAGER



February 28, 2022

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

**RE: PROPERTY INFORMATION REPORT – Our File: T-4180**

**PROPOSED SUBDIVISION NAME:**

**“QUINTA KATARINA”**

**LEGAL SHOWN ON PROPOSED PLAT:**

**North Parcel:**

A parcel of land in the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida; thence run N 01°43'06" W, along the West line of said SE 1/4 of NE 1/4, a distance of 424.91 feet to the Point of Beginning; thence S 89°11'13" E, 1005.75 feet to a point on the Westerly right of way line of NE 200th Terrace (Levy County Road #568); thence run N 14°26'30" W, along said right of way line, 479.01 feet to the SE corner of that property described in Official Records Book 1216, page 680 of the public records of Levy County, Florida; thence N 89°11'13" W, along the South line of last said property, 900.15 feet to the SW corner of last said property, being a point on the West line of said SE 1/4 of NE 1/4; thence S 01°43'06" E, along said West line, a distance of 462.54 feet to close on the Point of Beginning.

**South Parcel:**

A parcel of land in the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida; thence run N 01°43'06" W, along the West line of said SE 1/4 of NE 1/4, a distance of 424.91 feet; thence S 89°11'13" E, 1005.75 feet to a point on the Westerly right of way line of NE 200th Terrace (Levy County Road #568); thence run S 14°26'30" E, along said right of way line, 440.00 feet to a point on the South line of said SE 1/4 of NE 1/4; thence N 89°11'13" W, along said South line, 1102.77 feet to close on the Point of Beginning.

**PERIOD OF SEARCH: 20 years last past, ending February 21, 2022**

### 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



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**

AS TO NORTH PARCEL:

**KATHY JOLIE FRIED-KRUPP**, by virtue of the following document:

**Warranty Deed from GMA Real Estate Holdings, LLC, a Florida limited liability company**, dated 12/18/2020, filed 12/21/2021 and recorded in O.R. Book 1563, Page 22 (#676318), Public Records of Levy County, Florida.

AS TO SOUTH PARCEL:

**DON ZOILO, LLC, a Florida limited liability company**, by virtue of the following document:

**Special Warranty Deed from GMA Real Estate Holdings, LLC, a Florida limited liability company**, dated 06/18/2021, filed 06/21/2021 and recorded in O.R. Book 1589, Page 263 (#685053), Public Records of Levy County, Florida.

**MORTGAGES – (not satisfied or released of record)**

AS TO SOUTH PARCEL ONLY:

1. **Mortgage from Don Zoilo, LLC, a Florida limited liability company, to GMA Real Estate Holdings, LLC, a Florida limited liability company**, dated 06/18/2021, filed 06/21/2021 and recorded in O.R. Book 1589, Page 267 (#685055), Public Records of Levy County, Florida.

**EASEMENTS OF RECORD**

NONE

**REAL ESTATE TAX INFORMATION:**

**2021 Taxes**

North Parcel  
Assessed to: Kathy Jolie Fried-Krupp  
Tax ID#: 0476100700

South Parcel  
Assessed to: Don Zoilo, LLC  
Tax ID#: 0476100000

**DELINQUENT TAXES**      YES \_\_\_      NO X

(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**

**This Instrument Prepared By:**

✓  
R

Raul Carreras, Jr.  
Kubicki Draper  
101 S.W. 3<sup>rd</sup> Street  
Ocala, Florida 34471

Property Appraiser's Parcel I.D. (Folio) No.: 04761-000-00

Recording - \$ 18.50  
Doc Stamps - \$ 1,120.00

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made this 18<sup>th</sup> day of June, 2021, by **GMA REAL ESTATE HOLDINGS, LLC**, a Florida limited liability company, whose post office address is P.O. Box 1693, Anthony, Florida, 32617, hereinafter called the Grantor, to **DON ZOILO, LLC**, a Florida limited liability company, whose post office address 4441 N.W. 37<sup>th</sup> Avenue, Miami, Florida, 33142, hereinafter called the Grantee:

**WITNESSETH:** That the Grantor, for and in consideration of the sum of **Ten and 00/100 (\$10.00) Dollars**, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Levy County, Florida**, which is legally described as follows:

**South Parcel:**

**A parcel of land in the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida, being more particularly described as follows:**

**For a POINT OF BEGINNING, commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida; thence run N 01°43'06" W, along the West line of said SE 1/4 of NE 1/4, a distance of 424.91 feet; thence S 89°11'13" E, 1005.75 feet to a point on the Westerly right of way line of NE 200th Terrace (Levy County Road #568); thence run S 14°26'30" E, along said right of way line, 440.00 feet to a point on the South line of said SE 1/4 of NE 1/4; thence N 89°11'13" W, along said South line, 1102.77 feet to close on the POINT OF BEGINNING.**

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

Page 2 – Special Warranty Deed from GMA REAL ESTATE HOLDINGS, LLC, a Florida limited liability company, to DON ZOILO, LLC, a Florida limited liability company.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO restrictions, reservations, conditions, limitations and easements of record, if any, without re-imposing same, and zoning ordinances.

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 claiming through or under the Grantor, but no others, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on the date first above written.

*Raul Carreras Jr*  
Printed Name: RAUL CARRERAS JR.

GMA REAL ESTATE HOLDINGS, LLC,  
a Florida limited liability company

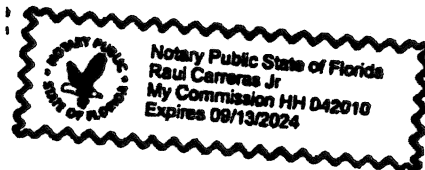
*Angela C. Flowers*  
Printed Name: Angela C. Flowers

By: *[Signature]*  
Carlos A. Sierra  
Manager

STATE OF FLORIDA                    )  
  ) S.S.  
COUNTY OF MARION                )

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  on-line notarization, this 18th day of June, 2021, by CARLOS A. SIERRA, as Manager of GMA REAL ESTATE HOLDINGS, LLC, a Florida limited liability company, who  is personally known to me or  produced his Florida Driver's License, as identification.

*Raul Carreras Jr*  
Notary Public, State of  
Florida at Large





27.00  
27.70  
27.70

Ru

This instrument prepared by and return to:  
Daisy K. Rowe  
LEVY ABSTRACT AND TITLE COMPANY  
P.O. Box 148, Bronson, FL 32621  
LATC file # : T-4180  
Parcel I.D. #: 0476100000

### WARRANTY DEED

THIS WARRANTY DEED, made this 18<sup>th</sup> day of December, 2020, by

GMA REAL ESTATE HOLDINGS, LLC, a Florida limited liability company, whose mailing address is PO Box 1693, Anthony, Florida 32617, and KATHYJOLIE FRIED-KRUPP, whose mailing address is PO Box 212, Lowell, Florida 32663, hereinafter called the Grantor, to

KATHYJOLIE FRIED-KRUPP, whose mailing address is PO Box 212, Lowell, Florida 32663, hereinafter called the Grantee:

(Wherever 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.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, to-wit:

SEE EXHIBIT 'A' ATTACHED

The above property is conveyed by the Grantor and accepted by the Grantee subject to the following Restrictive Covenant that shall run with the land, to-wit:

Property is restricted to site-built homes only; no mobile, modular, or manufactured homes allowed.

Said property is not the homestead of Kathyjolie Fried-Krupp under the laws and constitution of the State of Florida in that neither she nor any members of her household reside thereon.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

TOGETHER WITH all 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 the 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
1st Witness Signature

[Signature]  
1st Witness Printed Name

[Signature]  
2nd Witness Signature

Daisy Rowe  
2nd Witness Printed Name

GMA REAL ESTATE HOLDINGS, LLC  
a Florida limited liability company  
By: [Signature]  
CARLOS A. SIERRA, Manager

[Signature]  
KATHYJOLIE FRIED-KRUPP

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization, this 18<sup>th</sup> day of December, 2020, by CARLOS A. SIERRA, Manager of GMA REAL ESTATE HOLDINGS, LLC, a Florida limited liability company, and KATHYJOLIE FRIED-KRUPP, who  are personally known to me OR \_\_\_ have produced \_\_\_ as identification.



(Notary Stamp/Seal)

[Signature]  
Notary Signature  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT 'A'**

**North Parcel:**

**A parcel of land in the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida, being more particularly described as follows:**

**For a Point of Reference, commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida; thence run N 01°43'06" W, along the West line of said SE 1/4 of NE 1/4, a distance of 424.91 feet to the Point of Beginning; thence S 89°11'13" E, 1005.75 feet to a point on the Westerly right of way line of NE 200th Terrace (Levy County Road #568); thence run N 14°26'30" W, along said right of way line, 479.01 feet to the SE corner of that property described in Official Records Book 1216, page 680 of the public records of Levy County, Florida; thence N 89°11'13" W, along the South line of last said property, 900.15 feet to the SW corner of last said property, being a point on the West line of said SE 1/4 of NE 1/4; thence S 01°43'06" E, along said West line, a distance of 462.54 feet to close on the Point of Beginning.**

**This Instrument Prepared By:**

✓  
R

Raul Carreras, Jr.  
Kubicki Draper  
101 S.W. 3<sup>rd</sup> Street  
Ocala, Florida 34471

Property Appraiser's Parcel I.D. (Folio) No.: 04761-000-00

Recording - \$ 18.50  
Doc Stamps - \$ 1,120.00

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made this 18<sup>th</sup> day of June, 2021, by **GMA REAL ESTATE HOLDINGS, LLC**, a Florida limited liability company, whose post office address is P.O. Box 1693, Anthony, Florida, 32617, hereinafter called the Grantor, to **DON ZOILO, LLC**, a Florida limited liability company, whose post office address 4441 N.W. 37<sup>th</sup> Avenue, Miami, Florida, 33142, hereinafter called the Grantee:

**WITNESSETH:** That the Grantor, for and in consideration of the sum of **Ten and 00/100 (\$10.00) Dollars**, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Levy County, Florida, which is legally described as follows:

**South Parcel:**

A parcel of land in the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida, being more particularly described as follows:

For a **POINT OF BEGINNING**, commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida; thence run N 01°43'06" W, along the West line of said SE 1/4 of NE 1/4, a distance of 424.91 feet; thence S 89°11'13" E, 1005.75 feet to a point on the Westerly right of way line of NE 200th Terrace (Levy County Road #568); thence run S 14°26'30" E, along said right of way line, 440.00 feet to a point on the South line of said SE 1/4 of NE 1/4; thence N 89°11'13" W, along said South line, 1102.77 feet to close on the **POINT OF BEGINNING**.

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

Page 2 – Special Warranty Deed from GMA REAL ESTATE HOLDINGS, LLC, a Florida limited liability company, to DON ZOILO, LLC, a Florida limited liability company.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO restrictions, reservations, conditions, limitations and easements of record, if any, without re-imposing same, and zoning ordinances.

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 claiming through or under the Grantor, but no others, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on the date first above written.

Paul Carreras Jr  
Printed Name: PAUL CARRERAS JR.

GMA REAL ESTATE HOLDINGS, LLC,  
a Florida limited liability company

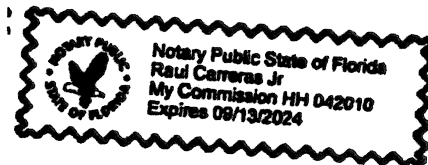
Angela C. Flowers  
Printed Name: Angela C. Flowers

By: Carlos A. Sierra  
Carlos A. Sierra  
Manager

STATE OF FLORIDA                    )  
  ) S.S.  
COUNTY OF MARION                )

THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] on-line notarization, this 1<sup>st</sup> day of June, 2021, by CARLOS A. SIERRA, as Manager of GMA REAL ESTATE HOLDINGS, LLC, a Florida limited liability company, who [] is personally known to me or [] produced his Florida Driver's License, as identification.

Paul Carreras Jr  
Notary Public, State of  
Florida at Large



**Summary**

**Parcel ID** 0476100700  
**Location Address** 5530 NE 200 TER  
 WILLISTON  
**Neighborhood** LAND NEAR MARION COUNTY (5.1)  
**Legal Description\*** 30-12-19 0010.13 ACRES PARCEL IN E1/2 OF NE1/4 LYING WEST OF SCL RR R/W OR BOOK 1563 PG 22 -LESS NORTH 1782.56 FT-  
\*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** PASTURE LAND 2 (6100)  
**Subdivision** N/A  
**Sec/Twp/Rng** 30-12-19  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 15.7218  
**Acreage** 10.130  
**Homestead** N  
**Ag Classification** Yes

[View Map](#)

**Owner**

**Owner Name** Fried-Krupp Kathy Jolie 100%  
**Mailing Address** PO BOX 212  
 LOWELL, FL 32663

**Valuation**

	2021 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$64,832
Ag Land Value	\$2,553
Just (Market) Value	\$64,832
Assessed Value	\$2,553
Exempt Value	\$0
Taxable Value	\$2,553
Cap Differential	\$0
Previous Year Value	\$0

**Exemptions**

Homestead ⇅      2nd Homestead ⇅      Widow/er ⇅      Disability ⇅      Seniors ⇅      Veterans ⇅      Other ⇅

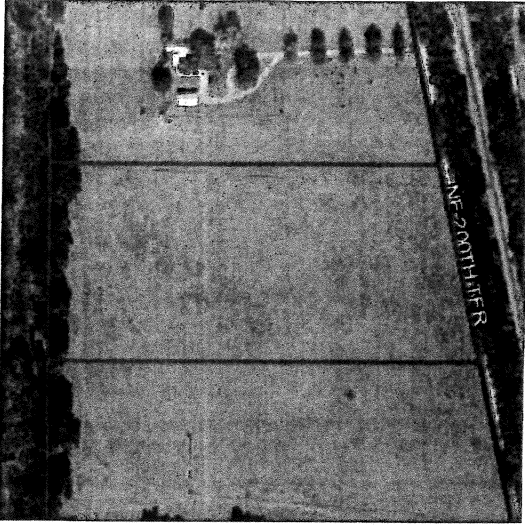
**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
PASTURE II	0	0	10.13	AC	\$2,553
VAC LAND	0	0	10.13	AC	\$64,832

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
12/18/2020	\$100.00	WD	<u>1563</u> <u>22</u>	U	V	GMA REAL ESTATE HOLDINGS LLC	FRIED-KRUPP KATHY JOLIE
12/17/2020	\$155,000.00	WD	<u>1562</u> <u>802</u>	Q	V	MEADE JOHN & JENNIE	GMA REAL ESTATE HOLDINGS LLC
11/12/2010	\$425,000.00	WM	<u>1216</u> <u>680</u>	U	I	CAPITAL CITY BANK	MEADE JOHN & JENNIE
12/1/2009	\$100.00	CT	<u>1182</u> <u>847</u>	U	V	HANSEN KIMBERLY BETH	CAPITAL CITY BANK
8/1/2008	\$0.00	FJ	<u>1133</u> <u>670</u>	U	V	ADAMS JOHN Q & KIMBERLY B	HANSEN KIMBERLY BETH
6/1/2005	\$200,000.00	TR	<u>953</u> <u>106</u>	U	I	THOMAS LEE A & BEVERLY J -CO-	
11/1/2003	\$100.00	TM	<u>862</u> <u>821</u>	U	I	THOMAS LEE A ET AL	
11/1/1999	\$100.00	WD	<u>693</u> <u>317</u>	U	V	THOMAS RYAN & BONNIE J	
10/1/1999	\$100.00	WD	<u>690</u> <u>455</u>	U	V	THOMAS LEE A & BEVERLY	
2/1/1992	\$70,000.00	WD	<u>453</u> <u>377</u>	U	V		

## Map



**No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.**

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Version 2.3.128

**Summary**

Parcel ID 0476100000  
 Location Address 5510 NE 200 TER  
 WILLISTON 32696-  
 Neighborhood LAND NEAR MARION COUNTY (5.1)  
 Legal Description\* 30-12-19 0010.25 ACRES PARCEL IN E1/2 OF NE1/4 LYING WEST OF SCL RR R/W OR BOOK 1589 PG 263 -LESS NORTH 1782.56 FT-  
 \*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 PASTURE LAND 2 (6100)  
 Subdivision N/A  
 Sec/Twp/Rng 30-12-19  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 10.250  
 Homestead N  
 Ag Classification Yes

[View Map](#)

**Owner**

Owner Name Don Zoilo LLC 100%  
 Mailing Address 4441 NW 37TH AVE  
 MIAMI, FL 33142

**Valuation**

	2021 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$2,633
Market Land Value	\$65,600
Ag Land Value	\$2,583
Just (Market) Value	\$68,233
Assessed Value	\$5,216
Exempt Value	\$0
Taxable Value	\$5,216
Cap Differential	\$0
Previous Year Value	\$87,790

**Exemptions**

Homestead ⇅      2nd Homestead ⇅      Widow/er ⇅      Disability ⇅      Seniors ⇅      Veterans ⇅      Other ⇅

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
DU-D STORAGE	0	32	24	0	768
CONCRETE SLAB-A	0	50	14	0	700

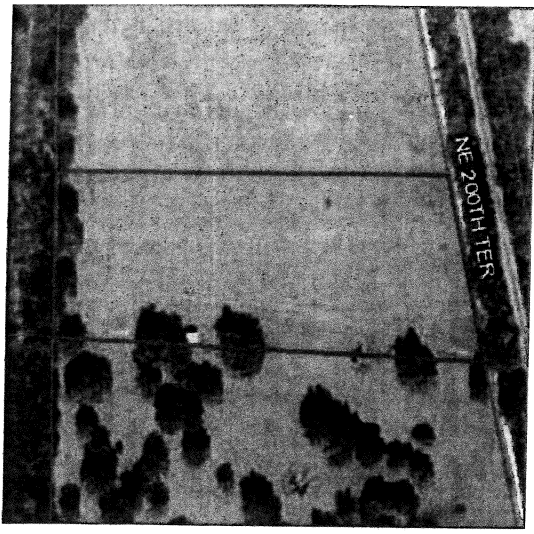
**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
PASTURE II	0	0	10.25	AC	\$2,583
VAC LAND	0	0	10.25	AC	\$65,600

**Files**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
6/18/2021	\$160,000.00	WD	<u>1589</u> <u>263</u>	Q	V	GMA REAL ESTATE HOLDINGS LLC	DON ZOILO LLC
12/18/2020	\$100.00	WD	<u>1563</u> <u>25</u>	U	V	GMA REAL ESTATE HOLDINGS LLC	GMA REAL ESTATE HOLDINGS LLC
12/17/2020	\$155,000.00	WD	<u>1562</u> <u>802</u>	Q	V	MEADE JOHN & JENNIE	GMA REAL ESTATE HOLDINGS LLC
11/12/2010	\$425,000.00	WM	<u>1216</u> <u>680</u>	U	I	CAPITAL CITY BANK	MEADE JOHN & JENNIE
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8/1/2008	\$0.00	FJ	<u>1133</u> <u>670</u>	U	V	ADAMS JOHN Q & KIMBERLY B	HANSEN KIMBERLY BETH
6/1/2005	\$200,000.00	TR	<u>953</u> <u>106</u>	U	I	THOMAS LEE A & BEVERLY J -CO-	
11/1/2003	\$100.00	TM	<u>862</u> <u>821</u>	U	I	THOMAS LEE A ET AL	
11/1/1999	\$100.00	WD	<u>693</u> <u>317</u>	U	V	THOMAS RYAN & BONNIE J	
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2/1/1992	\$70,000.00	WD	<u>453</u> <u>377</u>	U	V		





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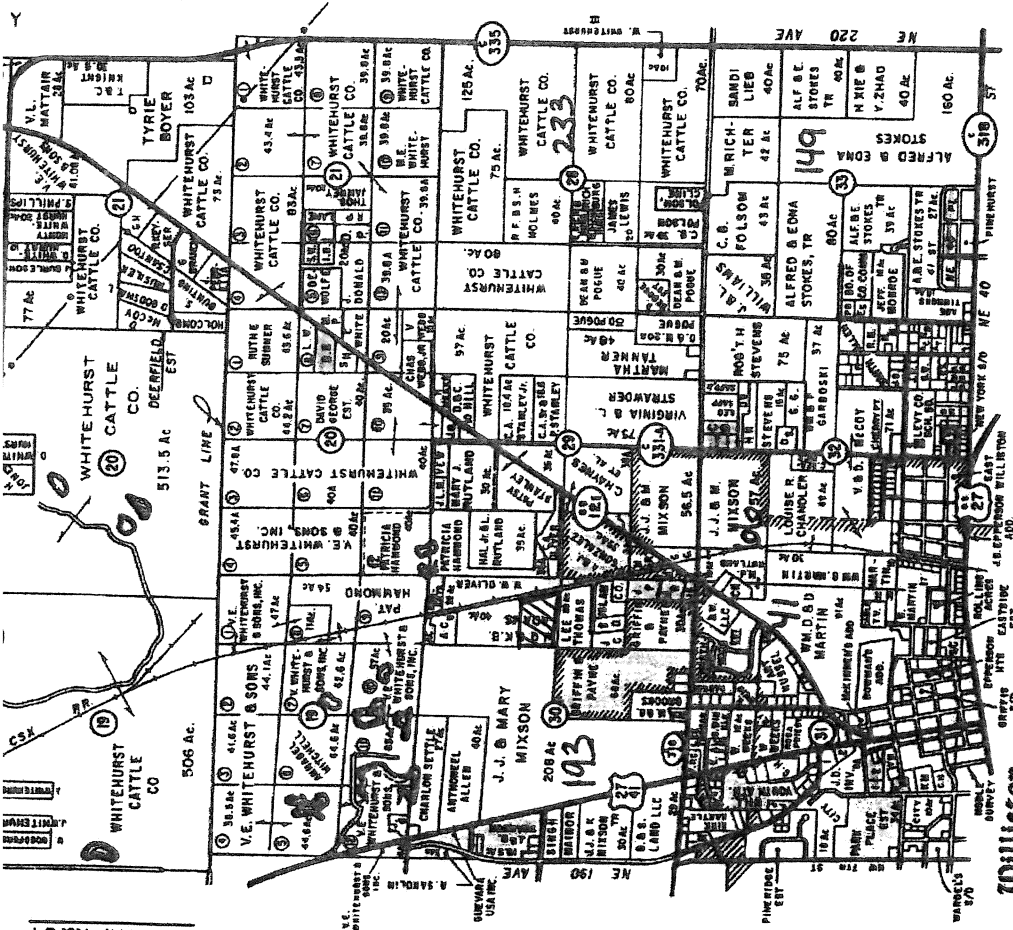
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SEE MAP No. 34

SEE MAP No. 38

**TWP. 12 S.**  
**RGE. 19 E.**

**Levy County, Florida**