

**RESOLUTION  
NUMBER 2023-13**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA, DECLARING CERTAIN REAL PROPERTY AS SURPLUS; RATIFYING THE TERMS OF THE EXCHANGE OF THE SURPLUS REAL PROPERTY FOR OTHER NECESSARY REAL PROPERTY AND RATIFYING THE CLOSING ON THE EXCHANGE; PROVIDING DIRECTIONS TO THE CLERK AND FINANCE OFFICER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, County staff identified 3.2 acres of real property (Parcel ID #0650200100) located directly across School Street from the Levy County Government Center in Bronson as being necessary to provide adequate stormwater drainage for the Levy County Government Center, said property being owned by Anthony and Natalie Thomas, husband and wife (the “Thomas Property”);

**WHEREAS**, During Commissioner Reports at the County Commission Meeting on November 8, 2022, Commissioner John Meeks informed the Board that the County Coordinator obtained an appraisal of the Thomas Property and negotiated an even exchange of the Thomas Property for a portion of County-owned property on County Road 337;

**WHEREAS**, on December 16, 2022, the real estate closing occurred with 4.06 acres of undeveloped real property (Parcel ID #2021300000) owned by Levy County located at approximately 570 North Court Street (aka CR 337), Bronson (the “County Property”) being exchanged for the Thomas Property, said properties being valued at \$40,000 each;

**WHEREAS**, at the closing, the County paid closing costs of \$318.50 for deed preparation and recording fees and Mr. and Mrs. Thomas paid the remainder of the closing costs. The deeds were then recorded in Official Records Book 1669, at pages 50 and 53, of the public records of Levy County (copies of the recorded deeds are attached to this Resolution); and

**WHEREAS**, this Resolution, having been published once a week for at least two weeks, in a newspaper of general circulation published in the County, is now adopted to ratify the exchange and comply with Section 125.37, Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Levy County, Florida (the “Board”), that:

1. The Board finds and declares that the County Property was surplus property that was not presently needed or used for County purposes and it was in the best interest of the County to exchange the County Property for the Thomas Property.
2. The Board ratifies the terms of the exchange and the closing as described in the whereas clauses above, including the execution of the deed by the Board Chairman to transfer the County Property and the acceptance of the Thomas Property for necessary County purposes.
3. The Clerk of the Court who serves as the County's Budget Officer is directed to remove the County Property from the County's Capital Asset Inventory and to add the Thomas Property to the County's Capital Asset Inventory, and is authorized to take any other administrative actions as are necessary to account for this even exchange transaction.
4. This Resolution shall take effect immediately upon adoption.

**PASSED AND DULY ADOPTED** this 11<sup>th</sup> day of April, 2023.

**BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA**

\_\_\_\_\_  
Matt Brooks, Chairman

**ATTEST:**

Danny J. Shipp, Clerk of Circuit Court  
and Ex-officio Clerk to the Board of County  
Commissioners

\_\_\_\_\_  
Danny J. Shipp, Clerk

Approved as to form and legal sufficiency

\_\_\_\_\_  
Nicolle M. Shalley, County Attorney

RAC

Prepared by and return to:  
Douglas K. McKoy, P.A.  
Attorney At Law  
302 North Main Street, Suite B  
Trenton, Florida 32693  
Q 22-11-04 A  
A portion of 2020600000

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 15 day of December, 2022, between **Levy County, a political subdivision of the State of Florida**, whose mailing address is: 355 South Court Street, Bronson, FL 32621, party of the first part, and **Anthony Thomas Sr. and Natalie D. Thomas, husband and wife**, whose mailing address is: PO Box 941, Bronson, FL 32621, party of the second part,

WITNESSETH:

First party, for and in consideration of the sum of Forty Thousand and 00/100's Dollars (\$40,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party, her heirs and assigns, the following described property lying and being situate in Levy County, Florida, to-wit:

**Lot 15, ALLEN WADE SUBDIVISION, according to the plat thereof recorded in Plat Book 8, pages 38 and 39, public records of Levy County, Florida.**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, and real estate taxes for the year 2022 and subsequent years, not yet due and payable.

Title to the lands described in this Instrument have not been researched nor insured by the preparing Attorney at the request of all parties to the Instrument.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

Signed, sealed and delivered in our presence:

Board of County Commissioners  
Levy County, Florida

Darrell Norris  
Witness

Rock Meeks Jr  
By: Rock Meeks, Chairman

DARRELL NORRIS  
Witness' Printed Name

Will F. Deaw  
Witness

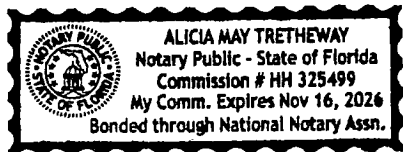
Willbur F. Deaw  
Witness' Printed Name

Unofficial Copy

STATE OF FLORIDA  
COUNTY OF Levy

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 15<sup>th</sup> day of December, 2022, by Rock Meeks, who is personally known to me or who has produced \_\_\_\_\_ as identification.

NOTARY SEAL:



Alicia May Tretheway  
Notary Signature

*RPM*  
Prepared by and return to:  
Douglas K. McKoy, P.A.  
Attorney At Law  
302 North Main Street, Suite B  
Trenton, Florida 32693  
Q 22-11-04 A  
A portion of 0650200100

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 14 day of December, 2022, between **Anthony Thomas, Sr and Natalie D. Thomas, husband and wife**, whose mailing address is: PO Box 941, Bronson, FL 32621, party of the first part, and **Levy County, a political subdivision of the State of Florida**, whose mailing address is: 355 South Court Street, Bronson, FL 32621, party of the second part,

WITNESSETH:

First party, for and in consideration of the sum of Forty Thousand and 00/100's Dollars (\$40,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party, their heirs and assigns, the following described property lying and being situate in **Levy County, Florida**, to-wit:

**See Exhibit "A" – Legal Description**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, and real estate taxes for the year 2021 and subsequent years, not yet due and payable.

Said property is not the Homestead of the Grantor as defined by the laws and constitution of the State of Florida in that neither Grantor nor any members of their families reside thereon.

Title to the lands described in this Instrument have not been researched nor insured by the preparing Attorney at the request of all parties to the Instrument.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

Signed, sealed and delivered in our presence:

Douglas K. MCKoy  
Witness

Douglas K. MCKoy  
Witness' Printed Name

Johnette Ross  
Witness

Johnette Ross  
Witness' Printed Name

Anthony Thomas, Sr.

Anthony Thomas, Sr  
PO Box 941, Bronson, FL 32621

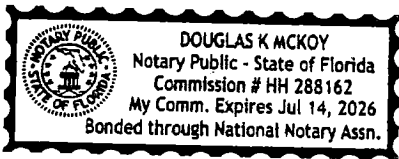
Natalie D. Thomas

Natalie D. Thomas  
PO Box 941, Bronson, FL 32621

STATE OF FLORIDA  
COUNTY OF Levy

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 14<sup>th</sup> day of December, 2022, by Anthony Thomas, Sr and Natalie D. Thomas, who is personally known to me or who has produced \_\_\_\_\_ as identification.

NOTARY SEAL:



Douglas K. MCKoy  
Notary Signature

### Exhibit "A" - Legal Description

A parcel of land in Section 17, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at an iron pipe marking the intersection of the West right of way line of Glover Street and the Northwesterly right of way line of School Street, said point and right of way line of School Street being on a curve concave Southeasterly, having a radius of 221.56 feet, and through which point passes a radial bearing of S 20°23'46" E; thence Southwesterly along the right of way line of School Street and said curve, through a central angle of 19°44'28", an arc distance of 76.34 feet to the Point of Tangency of said curve; thence continue along the Northwesterly right of way line of School Street, S 49°53'49" W, 715.12 feet; thence continue along said right of way line, S 52°14'39" W, 171.50 feet to the Point of Beginning, said point being on a Southerly extension of the West line of that property described in Official Records Book 26, page 513 of the public records of Levy County, Florida; thence departing said right of way, N 34°04'00" W, along said Southerly extension, 326.47 feet to the SE corner of that property described in Official Records Book 621, page 917 of said public records; thence S 61°19'43" W, along the South line of last said property, a distance of 190.33 feet to the SW corner of last said property; thence N 34°04'00" W, along the West line of last said property 43.88 feet to the SE corner of that property described in Official Records Book 583, page 551 of said public records; thence S 52°47'10" W, along the South line of last said property, a distance of 317.33 feet to the East right of way line of Capital Street; thence S 38°27'06" E, along said right of way line, a distance of 35.0 feet to the NW corner of that property described in Deed Book 52, page 266; thence N 52°36'02" E, along the North line of last said property, a distance of 65.00 feet to the NE corner of last said property, being on the West line of that property described in Official Records Book 654, page 842; thence N 38°27'06" W, along the West line of last said property, a distance of 2.00 feet to the NW corner of last said property; thence N 52°36'02" E, along the North line of last said property, a distance of 120.00 feet to the NE corner of last said property; thence S 38°27'06" E, along the East line of last said property and the East line of the Cemetery as shown on the Coulter Plat of Bronson, recorded in Plat Book 1, page 13 of said public records, a distance of 328.71 feet to the SE corner of said Cemetery thence S 52°36'02" W, along the South line of said Cemetery, a distance of 185.00 feet to the SW corner of said Cemetery and the East right of way line of Capital Street; thence S 38°27'06" E, along said right of way line, a distance of 41.00 feet to the North right of way line of School Street; thence N 52°14'39" E, along said right of way line, a distance of 474.94 feet to close on the Point of Beginning.

#### LESS AND EXCEPT

A parcel of land in the Northwest 1/4 of Section 17, Township 12 South, Range 17 East, Levy County, Florida, being a portion of that property described in Official Records Book 840, page 268 of the public records of Levy County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of that property described in Official Records Book 654, page 842 of the public records of Levy County, Florida, said point also being the Northeasterly corner of the Bronson Cemetery, as monumented and occupied, shown on the Coulter Plat recorded in Plat Book 1, page 13 of the public records of Levy County, Florida; thence N 38°27'06" W, along the Northeasterly line of that property described in Official Records Book 654, page 842, a distance of 120.00 feet to the Northeasterly corner of last said property and the Point of Beginning; thence continue N 38°27'06" W, along a Northerly extension of the Easterly line of last said property, a distance of 32.48 feet to a Point on the Southerly line of that property described in Official Records Book 583, page 551; thence S 52°47'10" W, along the Southerly line of last said property, a distance of 185.76 feet to the Southwesterly corner of last said property, said point being on the Easterly right of way line of Capital Street; thence S 38°27'06" E, along said Easterly right of way line, a distance of 35.00 feet to the Northwesterly corner of that property described in Deed Book 52, page 266; thence N 52°36'02" E, along the Northerly line of last said property a distance of 65.00 feet to the Northeasterly corner of last said property, being a point on the Westerly line of that property described in Official Records Book 654, page 842; thence N 38°27'06" W, along the line of last said property, a distance of 2.00 feet to the Northwesterly corner of last said property; thence N 52°36'02" E, along the Northerly line of last said property, a distance of 120.00 feet to close on the Point of Beginning.

**0330 NOA LC 2023-13  
NOTICE OF ADOPTION OF RESOLUTION  
DECLARING CERTAIN REAL PROPERTY AS  
SURPLUS AND RATIFYING  
THE EXCHANGE OF THAT PROPERTY**

**NOTICE IS HEREBY GIVEN** that the BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA, at its regular scheduled meeting on Tuesday, April 11, 2023, will consider adopting Resolution 2023-13 declaring certain real property as surplus; ratifying the terms of the exchange of the surplus real property for other necessary real property and ratifying the closing on the exchange; providing directions to the clerk and finance officer; and providing an effective date. Copies of said Resolution may be inspected by any member of the public at the Office of the Board of County Commissioners located at 310 School Street, Bronson, Florida during regular business hours or contact by phone at (352) 486- 5218. On the date, time and place first above-mentioned, all interested persons may appear and be heard with respect to the Proposed Resolution.

**Published on March 23 & 30, 2023**