

This Instrument Prepared By and Return To:

Kenton Whitmer, Esq.
The Law Office of Kenton Whitmer, P.A.
4527 N.W. 35th Street
Gainesville, Florida 32605

Property Appraiser Parcel
Identification No.: 03394-086-00

WARRANTY DEED

THIS WARRANTY DEED made this 1st day of March, 2012, between **PAIGE S. BROOKINS**, a Married Female, whose post office address is **P.O. Box 2298, Chiefland, Florida 32644**, hereinafter called "Grantor", and **DARRYL STEVEN PETRYKOWSKI, JR.**, a Single Male, whose post office address is **10551 N.E. 87th Place, Bronson, Florida 32621**, and **BONNIE DAWN MILLER**, a Single Female, whose post office address is **10551 N.E. 87th Place, Bronson, Florida 32621**, hereinafter called "Grantee".

(Whenever used herein, the terms "Grantor" and Grantee" includes 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 TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, has hereby granted, bargained, and sold to the said Grantee, and Grantee's heirs, the following described land, situate, lying and being in Levy County, to wit:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA. TOGETHER WITH A 2000 SKYLINE DOUBLEWIDE MOBILE HOME ID # 9P611046MA/TITLE 84064991 AND 9P611046MB/TITLE 84066484; MOBILE HOME TITLES ARE NOW RETIRED.

Commonly known as: 10551 N.E. 87th Place, Bronson, Florida 32621

SUBJECT TO:

1. A Mortgage between **PAIGE S. BROOKINS**, a Married Female, whose post office address is P.O. Box 2298, Chiefland, Florida 32644, "Mortgagor" and **PERKINS STATE BANK**, whose post office address is 12351 N.W. 50th Avenue, Chiefland, Florida, 32626, "Mortgagee", dated the 26th day of November, 2008, and recorded in the County Recording Office for Levy County, Florida, in Official Records Book 1146, at page 95;
2. Covenants, restrictions, and easements of record, if any; and
3. Taxes for 2012 and subsequent years.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise apartaining.

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

AND the said 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, 2011.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

Will Irby
Print Witness Name

[Signature]
Witness Signature

M SCOTT DEBERRY
Print Witness Name

[Signature]
PAIGES. BROOKINS, Grantor *pu*
P.O. Box 2298
Chiefland, Florida 32644

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Levy

The foregoing instrument was acknowledge before me this 1st day of March, 2012, by **PAIGE S. BROOKINS**, who is personally known to me or who has produced _____ (type of identification) as identification.

[Signature]
Signature of Notary Public-State of Florida

