

attachment - A

2005-7524

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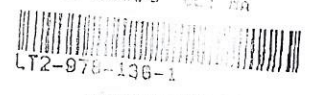
Security Title

Prepared by and return to
BEAUCHAMP & KOCH, P. A.
P. O. Box 10
Chiefland, FL 32644
Property appraiser's parcel ID #34-10-15-01434-000-00

Doc# 460222
10/13/2005
Filed & Recorded in Official Records of
LEVY COUNTY Danny J. Shipp

10/13/2005 2:00PM
DEED STAMPS 01:00 PM

\$8.70



SPECIAL WARRANTY DEED

I, KAREN JENKINS, married to Grantee, whose mailing address is P.O. Box 36, Chiefland, Florida 32644, herein called grantor, in consideration of the sum of \$10.00 and other good and valuable consideration paid to grantor by the grantee herein named, the receipt and sufficiency of which is acknowledged, grants, sells, and conveys unto DEWAYNE JENKINS, of 1550 NW 167th Place, Trenton, Florida 32693, herein called grantee, all of that certain property situated and located in the County of Levy, State of Florida, and more fully described as follows:

SW ¼ of NE ¼ of Section 34, Township 10 South, Range 15 East, TOGETHER WITH
SE ¼ of NW ¼ of Section 34, Township 10 South, Range 15 East, TOGETHER WITH
N ½ of the N ½ of the NW ¼ of the SE ¼ of Section 34, Township 10 South, Range 15 East, all lying in Levy County, Florida, LESS County Road Right of Way in the NE corner and SUBJECT TO AND TOGETHER WITH a non-exclusive easement over the Easterly 30 feet thereof for the purpose of ingress and egress.
Containing 90 acres more or less.

To have and to hold the premises together with all of the rights, hereditary property, ways, and appurtenances belonging or at all appertaining to the premises, to the grantee above named, grantee's heirs, successors, and assigns forever.

Grantor covenants that the premises are free from all encumbrances made by grantor, and grantor does bind grantor and grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the grantee above named and grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the grantor, but not otherwise.

In witness whereof, grantor has executed this deed at Trenton, Florida on July 20, 2005.

Alicia A. Wilson
Witness: Alicia A. Wilson

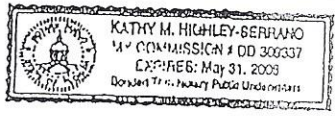
Debbie Wilson
Witness: Debbie Wilson

Karen S. Jenkins
KAREN B. JENKINS
1550 NW 167th Place
Trenton, FL. 32693

Bk# 978 Pg# 136

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me this 20th day of July, 2005 by KAREN S. JENKINS, [who is personally known to me or produced FL. Div. Lic.# _____] as identification.



Kathy M. Highley-Serrano
Notary Public: Kathy M. Highley-Serrano

attachment - A

2005-754



Prepared by and return to
BEAUCHAMP & KOCH, P. A.
P. O. Box 10
Chiefland, FL 32644
Property appraiser's parcel ID #34-10-15-01434-000-00

Doc# 2005-754
10/12/2005
Filed & Recorded
LEVY COUNTY
10/12/2005
DEED STAMPS

Official Records of
J. Shipp

50.70

LT2-970-136-1

SPECIAL WARRANTY DEED

I, KAREN JENKINS, married to Grantor, whose mailing address is P.O. Box 10, Chiefland, Florida 32644, herein called grantor, in consideration of the sum of \$10,000 and the good and valuable consideration paid to grantor by the grantee herein named, the receipt and acknowledgment of which is acknowledged, grants, sells, and conveys unto DEWAYNE JENKINS, of 1550 NW 10th Place, Trenton, Florida 32693, herein called grantee, all of that certain property situated and located in the County of Levy, State of Florida, and more fully described as follows:

SW 1/4 of NE 1/4 of Section 34, Township 10 South, Range 15 East, TOGETHER WITH
SE 1/4 of NW 1/4 of Section 34, Township 10 South, Range 15 East, TOGETHER WITH
N 1/2 of the N 1/2 of the NW 1/4 of the SE 1/4 of Section 34, Township 10 South, Range 15 East, all lying in Levy County, Florida, LESS County Road Right of Way in the NE corner and SUBJECT TO AND TOGETHER WITH a non-exclusive easement over the Easterly 30 feet thereof for the purpose of ingress and egress.
Containing 90 acres more or less.

To have and to hold the premises together with all of the rights, hereditary property, ways, and appurtenances belonging or at all appertaining to the premises, to the grantee above named, grantee's heirs, successors, and assigns forever.

Grantor covenants that the premises are free from all encumbrances created by grantor, and grantor does bind grantor and grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the grantee above named and grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the grantor, but not otherwise.

In witness whereof, grantor has executed this deed at Trenton, Florida on July 10, 2005.

Alicia A. Wilson
Witness: Alicia A. Wilson

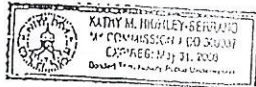
Debbie Wilson
Witness: Debbie Wilson

Karen S. Jenkins
KAREN S. JENKINS
1550 NW 10th Place
Trenton, FL 32693

Bk# 978 Pg# 136

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me this 21st day of July 2005 by KAREN S. JENKINS, [who is personally known to me] or produced FL-Driv-Lic # _____ as identification.



Kathy M. Hingley-Berrand
Notary Public: [Signature]

Prepared by:
Holly Helgesson
Gilchrist Title Services
302 North Main Street
Trenton, Florida 32693

File Number: 2015-6067

General Warranty Deed

Made this March 31, 2015 A.D. By Judy Price and Alix Spurlock, hereinafter the grantor, to Colin Dewayne Jenkins, whose post office address is: 1350 NW 167th Place, Trenton, Florida, hereinafter called the grantee;

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal assigns of individuals, and the successors and assigns of corporations.)

Witnesseth, that the grantor, for and in consideration of the sum of \$38,000.00 and receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: 01427-002-00

Said property is not the Homestead of the Grantor(s) as defined by the laws and constitution of Florida in that neither Grantor(s) nor any member of their family resides thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging thereto and 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 land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and all encumbrances except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name: Dana Robertson

[Signature]
Judy Price
Address: 16891 NW 20th Avenue, Trenton, Florida 32693 (Seal)

[Signature]
Witness Printed Name: Holly Helgesson

[Signature]
Alix Spurlock
Address: 5475 NW 160th Street, Reddick, Florida 32686 (Seal)

State of Florida
County of Gilchrist

The foregoing instrument was acknowledged before me this 31st day of March, 2015, by Judy Price and Alix Spurlock, who are personally known to me or who have produced Driver Licenses.



[Signature]
Notary Public
Print Name: Holly W. Randolph
My Commission Expires: 10/04/2015

Prepared by:
Holly Helgesson
Gilchrist Title Services
302 North Main Street
Trenton, Florida 32693

File Number: 2015-6067

"Schedule A"

The East 1/2 of the following described property:

Commence at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 10 South, Range 15 East for the Point of Beginning. Thence run West along the North line of said Forty a distance of 12.54 chains; run thence South parallel to the East line of said Forty to the South line of said Forty; thence run East to the Southeast corner of said Southwest 1/4 of the Northwest 1/4, a distance of 12.54 chains; thence run North along said East line to the point of beginning, all being and being in Levy County, Florida.

IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR LEVY COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF
COLIN DEWAYNE JENKINS,
Deceased.

FILE NO.: 22-2022-CP-00138
Instrument # 71720
OR BK: 17027 3:367-3pg(s)
REC: 8/24/2023 4:53 PM
Danny J. Shipp, Levy County Clerk, Florida

Deputy Clerk M. ASS1

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

On the petition of *BERTA JENKINS*, for an order Determining Homestead Status of Real Property, all interested persons have been served proper notice of this petition, and no objection having been filed thereto, the court finds that:

1. The decedent died testate and was domiciled in Levy County, Florida;
2. The decedent was survived by a spouse but no minor child;
3. Decedent's homestead is validly devised to the decedent's spouse;
4. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described property (the "Property"):

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 10 South, Range 15 East for the Point of Beginning. Thence run N 88°21'31" E, along the North line thereof, a distance of 515.93 feet; thence run S 00°20'24" W, 1322.69 feet to the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 34; thence run S 88°17'19" W, along said South line,

a distance of 515.92 feet to the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 34; thence run S 88°11'58" E, along the South line thereof, a distance of 237.87 feet; thence run N 09°24' E, a distance of 1324.08 feet to the North line of said Southeast 1/4 of the Northwest 1/4; thence run N 88°21'58" E, along the North line thereof, a distance of 237.80 feet to the Point of Beginning. All lying and being in Levy County, Florida. Containing 22.88 acres, more or less.

Portion of Parcel No. 0143400000

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to the surviving spouse, **BERTA JENKINS**.

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative, to the surviving spouse, and the personal representative shall have no further responsibility with respect to it.

ORDERED on Wednesday, August 23, 2023.



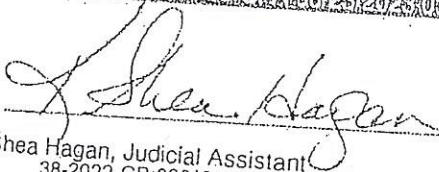


Craig C. DeThorasis, Circuit Judge
38-2022-CP-00016
A 08/23/2023 03:03:00 PM

CERTIFICATE OF SERVICE

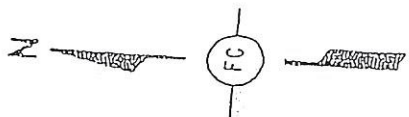
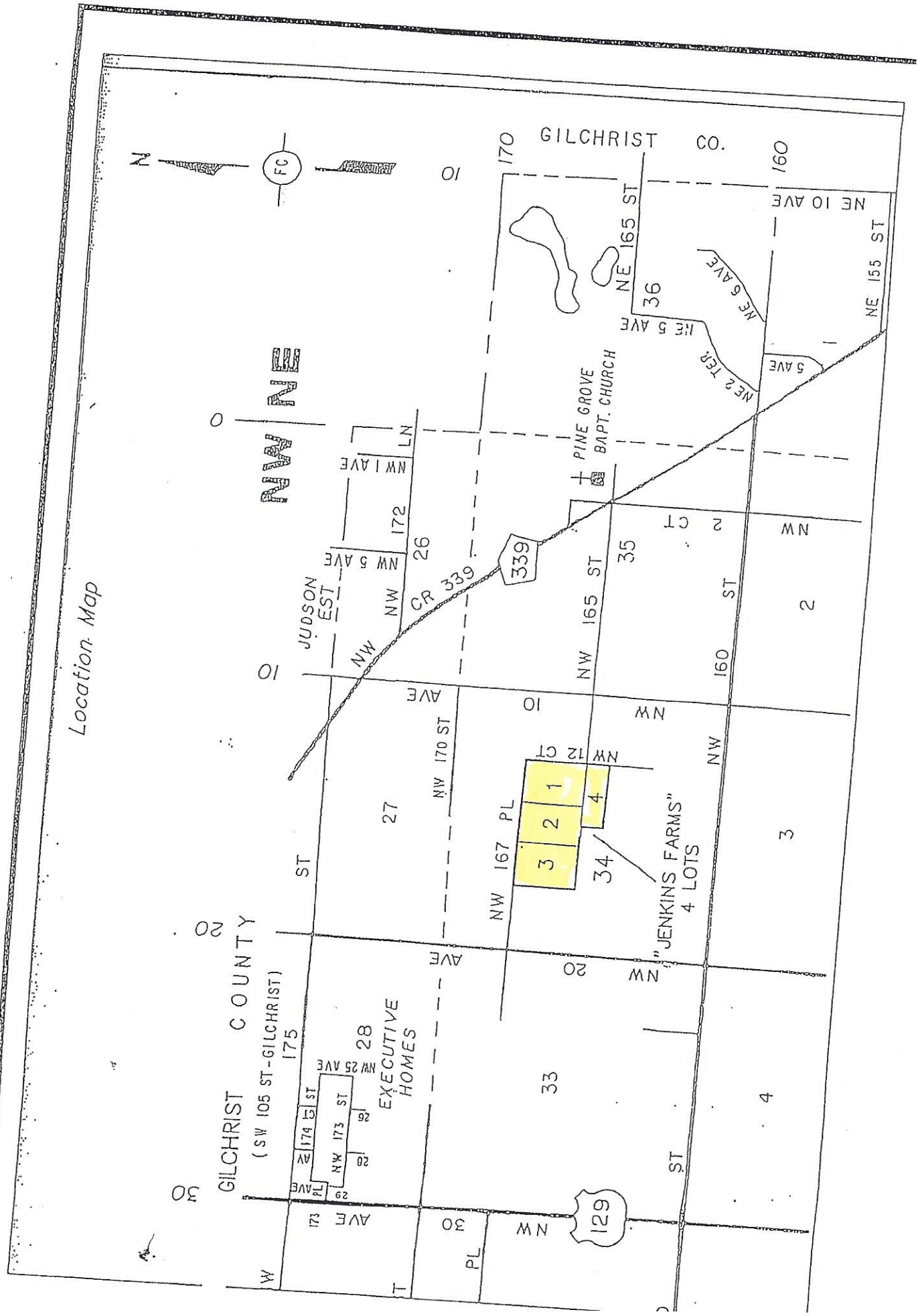
I HEREBY CERTIFY that a true copy of the foregoing has been furnished by email delivery to THEODORE M. BURTLER, ESQ., Attorney for Personal Representative, at tedburtlaw@jcc.com, on Wednesday, August 23, 2023.

38-2022-CP-000138-CPA 08/23/2023 03:08:51 PM



Shea Hagan, Judicial Assistant
38-2022-CP-000138-CPA 08/23/2023 03:08:51 PM

Location Map



NW NE

GILCHRIST COUNTY
(SW 105 ST - GILCHRIST)

GILCHRIST CO.

EXECUTIVE HOMES

PINE GROVE BAPT. CHURCH

"JENKINS FARMS"
4 LOTS



JUDSON EST

EXECUTIVE HOMES



SUWANNEE RIVER

WATER MANAGEMENT DISTRICT

February 12, 2024

Berta Jenkins
1550 NW 167th Pl
Trenton, FL 32693-8238

SUBJECT: Environmental Resource Permit (ERP) Exemption, Jenkins Farms, ERP-075-247982-1, Levy County

Dear Berta Jenkins,

The above referenced proposed project has been determined by the Suwannee River Water Management District (District) to be an exempt activity. This decision was based on the documentation submitted on or before February 12, 2024. The proposed activity is for the replat of parcel 0143400000 and parcel 0143400200 in Levy County into 4 parcels. No construction is authorized with this letter. The proposed activity is considered exempt in accordance with subsection 373.406(6) of the Florida Statutes (F.S.) and section 62-330.051(2), of the Florida Administrative Code (F.A.C.).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) & (b), subsections 62-4.242(2) & (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operations shall not:

- Exceed any of the thresholds as found in 62-330.051, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.
- Adversely impede navigation or create a navigational hazard.
- Cause or contribute to a violation of state water quality standards; or,
- Allow any excavated or dredged material to be placed in a location other than a self-contained upland disposal site, except as expressly allowed in rule 62-330.051, F.A.C.

Water for Nature. Water for People.

Suwannee River Water Management District | 9225 County Road 49, Live Oak, FL 32060 | 386.362.1001 | MySuwanneeRiver.com

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,



Chris Martins
Engineer Specialist

Cc: Theodore Mark Burt



THEODORE M. BURT
Attorney at Law
403 East Wade Street
Post Office Box 308
Trenton, Florida 32693

Theodore M. Burt
tedburtlaw@gmail.com

(352) 463-2348
fax (352) 463-6908

April 16, 2024

CERTIFIED PARTY: Levy County, Board of County Commissioners
P.O. Box 310, Bronson, FL 32621

Re: Jenkins Property Information Report - Our File: 14072

Proposed Subdivision Name: "JENKINS FARMS"

LEGAL SHOWN ON PROPOSED PLAT:

(Parcel No. 0143400200 as surveyed)

(Part 1)

A part of the Southwest 1/4 of Northeast 1/4 of Section 34, Township 10 South, Range 15 East, Levy County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 10 South, Range 15 East for a Point of Reference. Thence run N 88°21'31" E, along the North line thereof, a distance of 515.93 feet to the Point of Beginning; thence continue N 88°21'31" E, along the North line thereof, a distance of 815.17 feet to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 34; thence run S 00°24'33" W, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 34, a distance of 1321.75 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 34; thence run S 88°17'19" W, along the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 34, a distance of 813.61 feet; thence run N 00°20'24" E, a distance of 1322.69 feet to the Point of Beginning.

SUBJECT TO county road right of way along the East and North margins thereof.

AND

(Part 2)

A part of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 10 South, Range 15 East, Levy County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 10 South, Range 15 East for the Point of Reference. Thence run S 88°21'58" W, along the North line thereof, a distance of 237.80 feet to the Point of Beginning; thence continue S 88°21'58" W, a distance of 752.54 feet to the Northeast corner of the lands conveyed in Official Records Book 1624, Page 986, Public Records of Levy County, Florida; thence run S 00°20'24" W, along the East line of said conveyed lands, a distance of 1326.48 feet to the Southeast corner of said conveyed lands, said point being on the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 34; thence run N 88°11'01" E, along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 34, a distance of 752.62 feet; thence run N 00°20'24" E, a distance of 1324.08 feet to the Point of Beginning.

SUBJECT TO county road right of way along the North margin thereof.

AND

(Part 3)

The North 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 10 South, Range 15 East, all lying in Levy County, Florida, SUBJECT TO county road right of way in the Northeast corner and subject to and together with a non-exclusive easement over the Easterly 30 feet thereof for the purpose of ingress and egress.

AND

(Part 4)

(Parcel No. 0143400000 as surveyed)

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 10 South, Range 15 East for the Point of Beginning. Thence run N 88°21'31" E, along the North line thereof, a distance of 515.93 feet; thence run S 00°20'24" W, 1322.69 feet to the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 34; thence run S 88°17'19" W, along said South line, a distance of 515.92 feet to the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 34;

thence run S 88°11'01" W, along the South line thereof, a distance of 237.87 feet; thence run N 00°20'24" E, a distance of 1324.08 feet to the North line of said Southeast 1/4 of the Northwest 1/4; thence run N 88°21'58" E, along the North line thereof, a distance of 237.80 feet to the Point of Beginning. All lying and being in Levy County, Florida.

SUBJECT TO a county maintained road along the North margin thereof.

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:

Berta Jenkins, a single person, Individually and as Personal Representative of the Estate of Colin Dewayne Jenkins, by virtue of the following documents:

Order Determining Homestead Status of Real Property in the Estate of Colin Dewayne Jenkins, Levy County, Eighth Judicial Circuit, File No. 38-2022-CP-000138, dated August 23, 2023.

AND

Berta Jenkins as Personal Representative of the Estate of Colin D. Jenkins, a/k/a Colin Dewayne Jenkins, Deceased, as evidenced by Letters of Administration issued in the Estate of Colin Dewayne Jenkins, Levy County, Eighth Judicial Circuit, File No. 38-2022-CP-000138 and recorded 06/28/2022 in Official Records Book 1647, Page 62, of the Public Records of Levy County, Florida, and by virtue of the following:

Quit Claim Deed recorded 09/16/2015 in Official Records Book 1366, Page 72 of the Public Records of Levy County, Florida.

Warranty Deed recorded 04/02/2015 in Official Records Book 1651, Page 124 of the Public Records of Levy County, Florida.

Special Warranty Deed recorded 10/13/2005 in Official Records Book 978, Page 138 of the Public Records of Levy County, Florida.

Ad Valorem Taxes are paid through the year 2023.

MORTGAGES: None

EASEMENT OF RECORD: A non-exclusive easement for ingress, egress, and utilities over the Easterly 30 feet of the Northwest $\frac{1}{4}$ of the Southeast Quarter, and the Westerly 30 feet of the Northeast $\frac{1}{4}$ of the Southeast Quarter in Section 34, Township 10 South, Range 15 East, Levy County, Florida as recorded in Official Records Book 566, Page 952, of the Public Records of Levy County, Florida. (The easement includes the Easterly 30 feet of proposed Lot 4 on the preliminary plat of Jenkins Farms.)

REAL ESTATE TAX INFORMATION:

Parcel: 0143400200

Assessed to: The Estate of Colin Dewayne Jenkins
2023 and prior year taxes paid.

Parcel: 0143400000

Assessed to: Berta Jenkins
2023 and prior year taxes paid.

DELINQUENT TAXES: No

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 the 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.

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

Sincerely,

A handwritten signature in blue ink that reads "Theodore M. Burt". The signature is written in a cursive style with a large initial 'T'.

Theodore M. Burt

TMB/mh