

**Final Plat Application
Levy County, Florida**

Filing Date: 1-12-24
Amount of Fee: \$400

Petition Number: FP 24-01
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:

I. Applicant and Request Information -		Please print unless otherwise specified.	
Owner's Name: <u>Loy Ann Mann</u>	Surveyor: <u>Ronald E Parrish</u>		
Address: <u>8551 NW CR 345</u>	Address: <u>305 S Main St</u>		
City <u>Chiefland, FL</u> Zip Code <u>32626</u>	City <u>Trenton</u> Zip Code <u>32693</u>		
Phone <u>352-221-2982</u>	Phone <u>352-463-2938</u>		
email: _____	email: <u>parrishsurveyor@bellsouth.net</u>		

II. Parcel Information			
1.	Subdivision Name: <u>Indian Acres</u>		
2.	Date Preliminary Plat Approved: <u>10/17/2023</u>		
3.	Parcel Number (s)	Section/Township/Range	Acres
	A. <u>Lot 1 (0096700300)</u>	<u>11-12S-14E</u>	<u>43.00</u>
	B. <u>Lot 2</u>	<u>11-12S-14E</u>	<u>26.86</u>
	C. <u>Lot 3</u>	<u>11-12S-14E</u>	<u>32.61</u>
		Total Acres:	<u>103</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision). _____
4. Proposed Use of Property: Residential, Agriculture

RECEIVED

JAN 12 2024

LEVY COUNTY PLANNING & ZONING
BRONSON, FL 32621
LCPZ@LEVYCOUNTY.ORG
352-486-5203

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5. Present Zoning /Land Use: A/RR
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 N/A Not required
[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 below. The application will not be processed without these items. Any information or changes must be submitted, in writing to the Levy County Planning and Zoning Department, one week prior to the scheduled Levy County Planning Commission Public Meeting.

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

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IV. APPLICATION INSTRUCTIONS:

- (a) An application for a Final Plat must be accompanied by a fee of \$400.00 **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 (1st) 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 (1st) of the month will not be scheduled for the following month.

- (e) Applications may be submitted as follows:

In Person: Levy County Planning and Zoning Department located at 320 Mongo Street, Bronson, Florida 32621

By Mail: Levy County Planning and Zoning, 320 Mongo Street, Bronson, FL 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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- (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 Planning and Zoning Department at (352)486-5203.

I Loy Ann Mann, 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.

OFFICE USE ONLY:	
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:	

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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.

Jan. 11, 2024
Date

Loy Ann Mann
Owner Signature

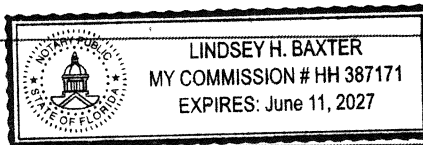
STATE OF FLORIDA
COUNTY OF Levy

Owner Signature

Sworn to and scribed before me this 11 Day of January 20 24, by (name)
Loy Ann Mann

Lindsey Baxter
Signature - Notary Public

Personally known Identification Expiration Date _____



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.

1/11/24
Date

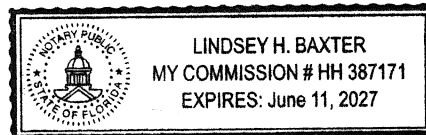
[Signature]
Authorized Agent Signature (if applicable)

STATE OF FLORIDA
COUNTY OF Levy

Sworn to and scribed before me this 11 Day of January 20 24, by (name)
Matthew Jordan Gray

Lindsey Baxter
Signature - Notary Public

Personally known Identification Expiration Date _____



Levy County
Final Plat Checklist for:

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 1st day of the month to be reviewed on the 2nd 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 **\$400.00 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. _____

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:

- County Engineer - 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

Levy Abstract and Title Company

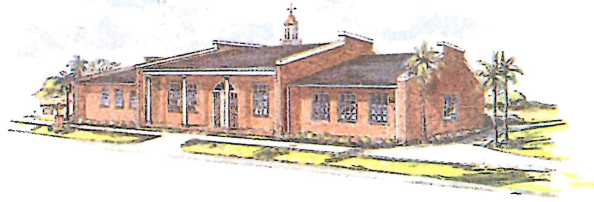
"Serving Levy County Since 1927"

Title Insurance

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

Closings

ADAM C. HENDERSON V.P.
BRANCH MANAGER



December 12, 2023

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

RE: PROPERTY INFORMATION REPORT – Our File: T-29438

PROPOSED SUBDIVISION NAME:

“INDIAN ACRES”

LEGAL SHOWN ON PROPOSED PLAT:

A parcel of land in the Northwest 1/4 of Section 11, Township 12 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Commence at concrete monument (no number) marking the Southeast corner of the Northwest 1/4 of said Section 11, for the Point of Beginning. Thence run N 89°58'46" W, along the South line thereof, a distance of 2619.06 feet to a steel rod and cap (PSM 4929) on the East right of way line of State Road No. 345 (60.00 foot right of way); thence run N 00°23'35" E, along said right of way line, a distance of 114.77 feet to a steel rod and cap (FDOT); thence run N 00°03'32" W, on said right of way line, a distance of 611.64 feet to a steel rod and cap (PSM 4929) marking the Southwest corner of the lands conveyed in Official Records Book 1458, Page 278, Public Records of Levy County, Florida; thence run N 89°59'05" E, along the South line of said conveyed lands, a distance of 1290.13 feet to a concrete monument (PLS 2548) marking the Southeast corner of said conveyed lands; thence run N 00°10'30" E, along the East line of said conveyed lands and the East line of the lands conveyed in Official Records Book 1458, Page 276, Public Records of Levy County, Florida, a distance of 689.49 feet to a steel rod and cap (PSM 4929) marking the Northeast corner of said lands conveyed in Official Records Book 1458, Page 276; thence run N 89°11'02" W, along the North line of said conveyed lands, a distance of 10.00 feet to a concrete monument (PLS 2548) on the East line of Lot 8, Arrowood, a subdivision as per plat thereof recorded in Plat Book 8, Page 6, Public Records of Levy County, Florida; thence run N 00°12'24" E, along the East line of said Lot 8, a distance of 506.62 feet to a concrete monument (PLS 2548) marking the Northeast corner of said Lot 8, said point being on the East end of a 60.00 foot road right of way (Arrowood Drive a.k.a. NW 88th Lane) as per the aforementioned plat of Arrowood; thence continue N 00°12'24" E, 60.00 feet to a concrete monument (PLS 2548) marking the Northeast corner of said right of way and situated on the South line of the lands conveyed in Official Records Book 1486, Page 917, Public Records of Levy County, Florida; thence run N 89°59'47" E, along the South line of said conveyed lands, a distance of 10.00 feet to a concrete monument marking the Southeast corner of said conveyed lands; thence run N 00°06'22" E, along the East line of said conveyed lands, a distance of 662.64 feet to a concrete monument (no number) marking the Northeast corner of said conveyed lands and situated on the North line of the aforesaid Northwest 1/4 of said Section 11; thence run N 89°53'33" E, along the North line of said Northwest 1/4, a distance of 1327.64 feet to a concrete monument (no number) marking the Northeast corner of the Northwest 1/4 of said Section 11; thence run S 00°05'31" W, along the East line of the Northwest 1/4 of said Section 11, a distance of 2649.08 feet to the Point of Beginning.

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:

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



RECORD FEE SIMPLE TITLE HOLDER

CURRENT TRUSTEE OF THE JACK MANN REVOCABLE TRUST AGREEMENT, by virtue of the following document:

Last Will & Testament of Jack Mann dated 10/27/2000, and recorded as part of Order Admitting Will to Probate... filed 09/23/2013 and recorded in O.R. Book 1303, Page 705 (#581221), Public Records of Levy County, Florida.

AND

LOY ANN MANN, by virtue of the following document:

Warranty Deed from J.M. Watson dated 07/14/1966, filed 07/25/1966 and recorded in Deed Book 99, Page 339, Public Records of Levy County, Florida.

AND

LOY ANN MANN, TRUSTEE, by virtue of the following document:

Warranty Deed from Jack Mann a/k/a Jack C. Mann and Loy Ann Mann, husband and wife, dated 10/27/2000, filed 11/29/2000 and recorded in O.R. Book 728, Page 501 (#363973), Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released of record)

NONE

EASEMENTS OF RECORD

1. EASEMENT from Jack C. Mann to Central Florida Electric Cooperative, Inc. dated 08/08/2002, filed 06/25/2004 and recorded in O.R. Book 894, Page 588 (#428474), Public Records of Levy County, Florida.

REAL ESTATE TAX INFORMATION:

2023 Taxes

Assessed to:	Jack C. Mann – TR and Loy Ann Mann - TR
Tax ID#:	0096700300

DELINQUENT TAXES YES NO

(If “Yes”, state the year and tax certificate number(s))

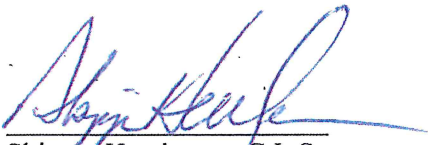
NOTE: This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

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.

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, appearing to read "Skipper Henderson", written over a horizontal line.

Skipper Henderson, C.L.S.
President

SH/dkr
Enclosures

9/18/2013

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

IN RE: ESTATE OF

JACK MANN,
a/k/a JACK C. MANN,

Deceased.

R

File Number **B** - 2013 - CP - 000140

**ORDER ADMITTING WILL TO PROBATE
AND APPOINTING PERSONAL REPRESENTATIVE**

The instrument presented to this court as a photographic copy of the last will of JACK MANN, a/k/a JACK C. MANN, deceased, a copy of which is attached hereto and made a part hereof as Exhibit A, having been established by the oath of ROBERT J. BEAUCHAMP, a subscribing and attesting witness to the original will having no interest in this estate, as being the last will of the decedent, and no objections having been made to its probate, and the court finding that the decedent died on July 11, 2013, it is

ADJUDGED that the photographic copy of the will dated October 27, 2000, and attested by ROBERT J. BEAUCHAMP and JEFFREY D. BEAUCHAMP as subscribing and attesting witnesses, a copy of which is attached hereto and made a part hereof as Exhibit A, is admitted to probate according to law as and for the last will of the decedent, and it is further

ADJUDGED that LOY ANN MANN is appointed personal representative of the estate of the decedent, and that upon taking the prescribed oath, filing designation of resident agent and acceptance, and entering into bond in the sum of _____ (waived by will) _____ letters of administration shall be entered.

ORDERED on September 18th, 2013.

W. E. Davis

Circuit Judge
William E. Davis

Copy furnished to:
R. Luther Beauchamp, Atty.

LAST WILL AND TESTAMENT

OF

JACK MANN

Introduction

I, Jack Mann, a/k/a, Jack C. Mann, a resident of and domiciled in the City of Chiefland, County of Levy and State of Florida, do hereby make, publish and declare this to be my last will and testament, hereby revoking all wills and codicils at any time heretofore made by me. At the time of the execution of this will I am married to Loy Ann Mann and have one (1) living child: Carla E. Cothron, of Chiefland, Florida.

ARTICLE 1.0 PAYMENT OF DEBTS AND TAXES

1.1 Direction to Pay Debts. I direct that all my legally enforceable debts, secured and unsecured, be paid as soon as practicable after my death. I direct that my personal representative may cause any debt to be carried, renewed and refinanced from time to time upon such terms and with such securities for its repayment as my personal representative may deem advisable taking into consideration the best interest of the beneficiaries hereunder.

1.2 Direction to Pay Taxes. Except as provided in Paragraph 1.3 hereof, I direct that all estate, inheritance, succession, death or similar taxes (except generation-skipping transfer taxes) assessed with respect to my estate herein disposed of, or any part thereof, or on any bequest or devise contained in this my last will (which term wherever used herein shall include any codicil hereto), be paid out of my residuary estate and shall not be charged to or against any recipient, beneficiary, transferee or owner of any such property or interests in property included in my estate for such tax purposes. If my residuary estate is inadequate to pay such taxes, they shall be paid from that portion, if any, of the trust estate that is included in my taxable estate, under that certain trust agreement known as The Jack Mann Revocable Trust Agreement executed prior to and on the same day as the execution of this will between myself as grantor and myself and Loy Ann Mann as trustees.

1.3 Apportionment. The apportionment of taxes incurred with respect to any asset or interest in any property included in my gross estate, including but not limited to, any asset or interest in property administered or distributed under the terms of my will

or my accompanying revocable trust known as The Jack Mann Revocable Trust Agreement executed prior to and on the same day as the execution of this will between myself as grantor and myself and Loy Ann Mann as trustees, shall not be determined in accordance with Florida Statutes Section 733.817 but shall instead be determined in accordance with the provisions of this section of my will. All such taxes in respect to any property or interests in property included in my gross estate under Sections 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, and 2044 of the Internal Revenue Code shall be charged against and paid by the recipient or beneficiary of such property or interest in property or from the property or interest in the property, provided, however: (a) there shall be no apportionment against any donee or recipient of any such property or interest in property which is a qualified charity under Section 2055 and the property or interest in property was allowed in my federal estate tax proceedings as a charitable deduction; (b) there shall be no apportionment against my surviving wife, if she is a donee or recipient of any such property or interest in property and the property or interest in property was allowed in my federal estate tax proceedings as a marital deduction under I.R.C. Section 2056. The amount of the tax to be charged against such donee or recipient shall be determined by multiplying a fraction (the numerator of which shall be the federal estate tax value of the property to be apportioned as finally determined in my federal estate tax proceedings and the denominator of which shall be the total value of my taxable estate for such federal estate tax purposes) times the net amount of such taxes payable by my estate after the application of all credits against such taxes.

ARTICLE 2.0 BEQUEST OF PERSONAL EFFECTS

2.1 Bequest of Personal Effects. I give and bequeath all my personal and household effects of every kind including but not limited to furniture, appliances, furnishings, pictures, silverware, china, glass, books, jewelry, wearing apparel, boats, automobiles, and other vehicles, and all policies of fire, burglary, property damage, and other insurance on or in connection with the use of this property, as follows:

2.2 Written Memoranda. I may leave written memoranda disposing of certain items of my tangible personal property. Any such item of tangible personal property shall pass according to the terms of such memoranda in existence at the time of my death. If no such written memoranda is found or identified by my personal representative within ninety (90) days after my personal representative's qualification, it shall be conclusively presumed that there is no such memoranda and any subsequently discovered memoranda shall be ineffective. Any property given and devised to a beneficiary who is not living at the time of my death and for whom no effective alternate provision has been made shall pass according to the provisions of the following paragraph, and not pursuant to any anti-lapse statute.

JCM
Testator's Initials

2.3 Default of Memoranda. In default of such memoranda, or to the extent such memoranda do not completely or effectively dispose of such property, I give and bequeath the rest of my personal and household effects of every kind to my wife, Loy Ann Mann, if she shall survive me. If my wife shall not survive me, I give and bequeath all this property to my children surviving me, in approximately equal shares; provided, however, the issue of a deceased child surviving me shall take per stirpes the share their parent would have taken had he or she survived me. If my issue do not agree to the division of the property among themselves, my personal representative shall make such division among them, the decision of my personal representative to be in all respects binding upon my issue. If any beneficiary hereunder is a minor, my personal representative may distribute such minor's share to such minor or for such minor's use to any person with whom such minor is residing or who has the care or control of such minor without further responsibility and the receipt of the person to whom it is distributed shall be a complete discharge of my personal representative. The cost of packing and shipping such property shall be charged against my estate as an expense of administration.

ARTICLE 3.0 RESIDUE

3.1 Pour-Over to Inter Vivos Trust. I give, devise and bequeath all the rest, residue and remainder of my property of every kind and description (including lapsed legacies and devises), wherever situate and whether acquired before or after the execution of this will, to the then current trustee under that certain trust agreement known as The Jack Mann Revocable Trust Agreement executed prior to and on the same day as the execution of this will between myself as grantor and myself and Loy Ann Mann as trustees. My trustee shall add the property bequeathed and devised by this Article to the principal of the above trust and shall hold, administer and distribute the property in accordance with the provisions of the trust agreement, including any amendments thereto made before my death.

3.2 Incorporation by Reference. In the event for any reason the bequest and devise above is ineffective and invalid, then I hereby give, devise and bequeath the rest, residue and remainder of my property of every kind and description (including lapsed legacies and devises), wherever situate and whether acquired before or after the execution of this will, to the trustee to be held, administered and distributed in accordance with the provisions of that certain trust agreement known as The Jack Mann Revocable Trust Agreement executed prior to and on the same day as the execution of this will between myself as grantor and myself and Loy Ann Mann as trustees, which trust agreement is hereby incorporated by reference and made a part hereof the same as if the entire trust agreement were set forth herein. If for any reason the successor trustee is unable or unwilling to serve then I hereby nominate, constitute and appoint as successor or substitute trustee, who shall then serve shall be the next person willing to serve from the list below in the order named:

TCM
Testator's Initials

3.2.1 My daughter, Carla Elizabeth Cothron.

3.3 Default of Named Successor Trustees. If for any reason all of the individual successor or substitute trustees are unable or unwilling to serve, or for any reason should cease to act in such capacity, the successor or substitute trustee, who shall then serve, also without bond, shall be determined in accordance with the provisions of that certain trust agreement known as The Jack Mann Revocable Trust Agreement executed prior to and on the same day as the execution of this will between myself as grantor and myself and Loy Ann Mann as trustees.

ARTICLE 4.0 THE PERSONAL REPRESENTATIVE

4.1 Definition of Personal Representative. Whenever the word "personal representative" or any modifying or substituted pronoun therefor is used in this my will, such words and respective pronouns shall include both the singular and the plural, the masculine, feminine and neuter gender thereof, and shall apply equally to the personal representative named herein and to any successor or substitute personal representative acting hereunder, and such successor or substitute personal representative shall possess all the rights, powers and duties, authority and responsibility conferred upon the personal representative originally named herein.

4.2 Naming the Personal Representative. The provisions for naming the personal representative, personal representative succession, personal representative's fees are set forth below:

4.2.1 Individual Personal Representative. I hereby nominate, constitute, and appoint as personal representative of this my last will and testament, my wife, Loy Ann Mann, and direct that she shall serve without bond.

4.2.2 Successor or Substitute Personal Representative. If Loy Ann Mann should fail to qualify as personal representative hereunder, or for any reason should cease to act in such capacity, the successor or substitute personal representative who shall also serve without bond shall be the next person willing to serve from the list below in the order named:

4.2.2.1 My daughter, Carla Elizabeth Cothron.

4.2.3 Personal Representative Voting Rights. If there is more than one personal representative serving, then the vote of the personal representatives for any

J.C.M.
Testator's Initials

action hereunder must be by majority action of the personal representatives.

4.3 Powers of Personal Representative. By way of illustration and not of limitation and in addition to any inherent, implied or statutory powers granted to personal representatives generally, my personal representative is specifically authorized and empowered with respect to any property, real or personal, at any time held under any provision of this my will: to allot, allocate between principal and income, assign, borrow, buy, care for, collect, compromise claims, contract with respect to, continue any business of mine, convey, convert, deal with, dispose of, enter into, exchange, hold, improve, incorporate any business of mine, invest, lease, manage, mortgage, grant and exercise options with respect to, take possession of, pledge, receive, release, repair, sell, sue for, to make distributions or divisions in cash or in kind or partly in each without regard to the income tax basis of such asset, and in general, to exercise all the powers in the management of my estate which any individual could exercise in the management of similar property owned in his or her own right, upon such terms and conditions as to my personal representative may seem best, and to execute and deliver any and all instruments and to do all acts which my personal representative may deem proper or necessary to carry out the purposes of this my will, without being limited in any way by the specific grants of power made, and without the necessity of a court order.

4.4 Personal Representative to Act as Trustee for Minors. If any share or property hereunder becomes distributable to a beneficiary who has not attained the age of twenty-one (21) years or if any real property shall be devised to a person who has not attained the age of twenty-one (21) years at the date of my death, then such share or property shall immediately vest in the beneficiary, but notwithstanding the provisions herein, my personal representative acting as trustee shall retain possession of the share or property in trust for the beneficiary until the beneficiary attains the age of twenty-one (21), using so much of the net income and principal of the share or property as my personal representative deems necessary to provide for the proper support, medical care, and education of the beneficiary, taking into consideration to the extent my personal representative deems advisable any other income or resources of the beneficiary or his or her parents known to my personal representative. Any income not so paid or applied shall be accumulated and added to principal. The beneficiary's share or property shall be paid over, distributed and conveyed to the beneficiary upon attaining age twenty-one (21), or if he or she shall sooner die, to his or her personal representatives. Whenever my personal representative determines it appropriate to pay any money for the benefit of a beneficiary for whom a trust is created hereunder, then the amounts shall be paid out by my personal representative in such of the following ways as my personal representative deems best: (1) directly to the beneficiary; (2) to the legally appointed guardian of the beneficiary; (3) to some relative or friend for the care, support and education of the beneficiary; (4) by my personal representative using such amounts directly for the beneficiary's care, support and education. My personal representative as trustee shall have with respect to each share or

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property so retained all the powers and discretions conferred upon it as personal representative.

4.5 Tax Matters. My personal representative as the fiduciary of my estate shall have the discretion, but shall not be required when allocating receipts of my estate between income and principal, to make adjustments in the rights of any beneficiaries, or among the principal and income accounts to compensate for the consequences of any tax decision or election; or of any investment or administrative decision, that my personal representative believes has had the effect, directly or indirectly, of preferring one beneficiary or group of beneficiaries over others; provided, however, my personal representative shall not exercise its discretion in a manner which would cause the loss or reduction of the marital deduction as may be herein provided. In determining the state or federal estate and income tax liabilities of my estate, my personal representative shall have discretion to select the valuation date and to determine whether any or all of the allowable administration expenses in my estate shall be used as state or federal estate tax deductions or as state or federal income tax deductions and shall have the discretion to file a joint income tax return with my wife.

4.6 Appointment of Ancillary Representative. If it becomes necessary for a representative of my estate to qualify in any jurisdiction other than the state of my domicile at the time of my death, then to the extent that I may legally do so, I hereby nominate, constitute and appoint my personal representative named in this will as my representative in such jurisdiction and direct that such personal representative shall serve without bond. If for any reason my personal representative is unable or unwilling to serve as such representative or cannot qualify as such representative, then I hereby appoint my personal representative named herein to designate (to the extent that it may legally do so) a person or a corporation to serve as my representative and request that such person or corporation shall serve without bond. Any representative named as provided herein (to the extent that it may legally do so) shall have in such jurisdiction all the powers and duties conferred or imposed on my personal representative by the provisions of this will.

ARTICLE 5.0 MISCELLANEOUS

5.1 Definition of Children. For purposes of this will, "children" means the lawful blood descendants in the first degree of the parent designated; and "issue" and "descendants" mean the lawful blood descendants in any degree of the ancestor designated; provided, however, that if a person has been adopted, that person shall be considered a child of such adopting parent and such adopted child and his or her issue shall be considered as issue of the adopting parent or parents and of anyone who is by blood or adoption an ancestor of the adopting parent or either of the adopting parents. The terms "child," "children," "issue," "descendant" and "descendants" or those terms preceded by the terms "living" or "then living" shall include the lawful blood descendant

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in the first degree of the parent designated even though such descendant is born after the death of such parent. The term "per stirpes" as used herein has the identical meaning as the term "taking by representation."

5.2 Words Relating to the Internal Revenue Code. As used herein, the words "gross estate," "adjusted gross estate," "taxable estate," "applicable exclusion," "state death tax credit," "maximum marital deduction," "marital deduction," "pass," and any other word or words which from the context in which it or they are used refer to the Internal Revenue Code shall have the same meaning as such words have for the purposes of applying the Internal Revenue Code to my estate. For purposes of this will, my "available generation-skipping transfer exemption" means the generation-skipping transfer tax exemption provided in section 2631 of the Internal Revenue Code of 1986, as amended, in effect at the time of my death reduced by the aggregate of (1) the amount, if any, of my exemption allocated to lifetime transfers of mine by me or by operation of law, and (2) the amount, if any, I have specifically allocated to other property of my gross estate for federal estate tax purposes. For purposes of this will if at the time of my death I have made gifts with an inclusion ratio of greater than zero for which the gift tax return due date has not expired (including extensions) and I have not yet filed a return, it shall be deemed that my generation-skipping transfer exemption has been allocated to these transfers to the extent necessary (and possible) to exempt the transfer(s) from generation-skipping transfer tax. Reference to Sections of the Internal Revenue Code and to the Internal Revenue Code shall refer to the Internal Revenue Code amended to the date of my death.

5.3 Powers of Appointment. I hereby refrain from exercising any power of appointment that I may have at the time of my death, including any power of appointment provided under the terms of that certain trust agreement known as The Loy Ann Mann Revocable Trust Agreement executed prior to and on the same day as the execution of this will between Loy Ann Mann as grantor and myself and Loy Ann Mann as trustees.

5.4 Simultaneous Death Provision. If any beneficiary, other than my wife, and I should die under such circumstances that the order of our deaths cannot be determined, then it shall be conclusively presumed for the purposes of this will that the beneficiary predeceased me. If my spouse and I should die under such circumstances that the order of our deaths cannot be determined, the one with the smallest taxable estate for federal estate tax purposes shall be conclusively presumed to have survived the other spouse.

5.5 Invalidity. If one or more of the phrases, sentences, or provisions of this will shall be held invalid or unenforceable, the validity and enforceability of all of the other provisions of this will shall not be affected thereby. If one or more phrases, sentences or provisions of this will is susceptible of two or more legal interpretations, the

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interpretation which would render this will legally enforceable shall be used in construing this will and should any other specific direction be held to be invalid, such invalidity will not affect the will.

5.6 Governing Law. This will shall be construed, regulated and governed by and in accordance with the laws of the State of Florida.


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Testator's Initials


ARTICLE 6.0 EXECUTION AND ATTESTATION

I, Jack Mann, the testator, sign my name to this instrument this 27th day of October, 2000, and do hereby declare to the undersigned authority that I sign and execute this instrument as my last will and that I sign it willingly (or willingly direct another to sign for me), that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

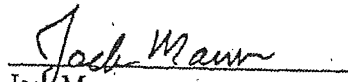
Signed, sealed and delivered in the presence of:


Witness' Signature
ROBERT J. BEAUCHAMP

Witness' Printed Name


Witness' Signature
JEFFREY D. BEAUCHAMP

Witness' Printed Name


Jack Mann

THIS SPACE INTENTIONALLY LEFT BLANK

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Testator's Initials

STATE OF FLORIDA
COUNTY OF LEVY

We, Jack Mann, as the testator, ROBERT J. BEAUCHAMP and JEFFREY D. BEAUCHAMP, as the witnesses, respectively, whose names are signed to the attached or foregoing instrument, do declare to the undersigned officer that the testator, in the presence of the witnesses, signed the instrument as his last will and testament, and that each of the witnesses, in the presence of the testator and in the presence of each other, signed this last will and testament as a witness.

Jack Mann
Testator

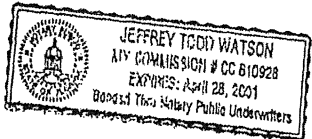
Robert J. Beauchamp
Witness

Jeffrey D. Beauchamp
Witness

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged in my presence this 27th day of October, 2000, by, Jack Mann, as the testator, who is personally known to me or who has produced FDL# [REDACTED] as identification and ROBERT J. BEAUCHAMP and JEFFREY D. BEAUCHAMP, as the witnesses, who are personally known to me or who have produced _____ and _____ respectively, as identification.

Jeffrey Todd Watson
Signature of Notary Public
Notary's Seal:



THIS DOCUMENT PREPARED BY:
TODD WATSON
ATTORNEY AT LAW
SUITE 107
7785 BAYMEADOWS WAY
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 739-9147
FLORIDA BAR # 0938327

JCM
Testator's Initials

WARRANTY DEED

This Warranty Deed Made the 14th day of July A. D. 19 66

BY AND BETWEEN J. M. WATSON, Widower

hereinafter called the grantor, to JACK C. MANN and LOY ANN MANN

whose postoffice address is Chiefland, Florida hereinafter called the grantees:

(Whoever 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, releases, conveys and confirms unto the grantees, all that certain land situate in Levy County, Florida, viz:

N 1/2 of Section 11, Township 12 South, Range 14 East, Levy County, Florida, containing 320 acres of land, more or less.

SUBJECT to Public Road Rights of Way and Public Utilities Easements if any.



#10504

FILED

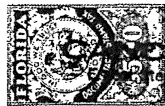
Deed Book

66 JUL 25 PM 1:38

ERNEST BISHIEMIS
CLERK CIRCUIT COURT
LEVY COUNTY, FLORIDA



FED. STAMPS 40.15
STATE STAMPS 108.60
INTA. TAX



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 grantor hereby covenants with said grantees 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 whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 66

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]

[Signature]
J. M. WATSON, Widower

STATE OF FLORIDA
COUNTY OF LEVY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared J. M. WATSON, Widower

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of July A. D. 1966.

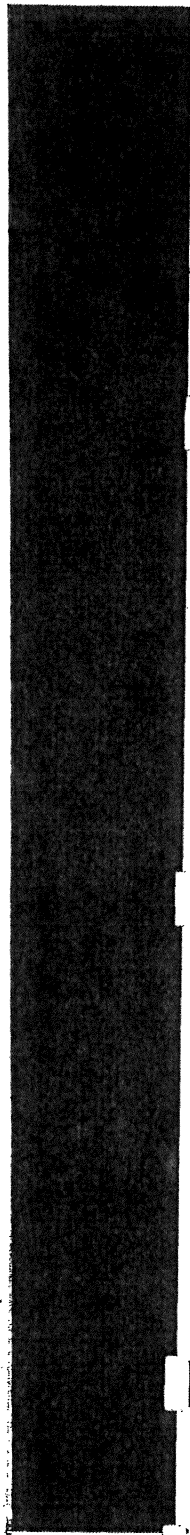
(SEAL)



Notary Public, State of Florida at Large, My Commission expires: November 12, 1967

To

Warranty Deed



WARRANTY DEED

THIS DOCUMENT PREPARED BY:

TODD WATSON
ATTORNEY AT LAW
SUITE 107
7785 BAYMEADOWS WAY
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 739-9747
FLORIDA BAR # 0938327

R

THIS INDENTURE, made this 27th day of October, 2000, between Jack Mann, a/k/a, Jack C. Mann, and Loy Ann Mann, husband and wife, whose residential and mailing address is P.O. Box 291, Chiefland, Florida, 32644, as Grantors, and Loy Ann Mann, as Trustee, whose residential and mailing address is P.O. Box 291, Chiefland, Florida, 32644, as Grantee.

FILE# **363973**
Levy County, FLORIDA

RCD Nov 29 2000 12:11
Douglas M. McKoy, CLERK

DEED DOC STAMPS 0.70
11/29/00 Deputy Clk

THIS SPACE RESERVED FOR OFFICIAL USE ONLY

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration paid in hand to the Grantors paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and the Grantee's successors and assigns forever, the following described real property, situate, lying and being in Levy County, Florida:

DESCRIPTION OF PROPERTY:

An undivided one-half tenants in common interest in that certain parcel of real property described as Section 11, Township 12 South, Range 14 East, 122.00 acres, timberland.

PARCEL IDENTIFICATION NUMBERS: 11-12-14-00967-000-00

The property constitutes the Grantors' homestead and the Grantors reserve all homestead rights.

This deed is not subject to the State of Florida Documentary Stamp Tax Pursuant to Fla. Admin Code Ann 12B-4.014 (2) (b).

Being the same premises earlier conveyed to the Grantors by an instrument recorded in the official records of Levy County, Florida, in Official Records Book 312, Page 625.

To have and to hold the same together with all and singular appurtenances thereunto belonging or in anywise appertaining to, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behoove of the Grantee forever.

Full power and authority is hereby granted to the Trustee to protect, conserve, sell, lease, encumber, subdivide, develop, improve, or otherwise to manage, administer and dispose of or deal with in all other ways the real property described above.

No party dealing with the Trustee in relation to this shall be obliged to see to the application of any money, nor to inquire into the authority of the Trustee to perform any act or to see that the terms of the trust have been complied with.

In the event of the death or disability of the trustee, the successor trustee shall be Jack Mann and upon recording in the public records of Levy County, Florida, of a death certificate of the trustee or an affidavit signed by two physicians attending the trustee which states that the trustee is unable to manage the trustee's business and financial affairs and is disabled, title to the land described herein shall be deemed to be held by the successor trustee, Jack Mann, and pass to the successor trustee without the requirement of recording any further or additional documents. In the event of the death or disability of Jack Mann, the successor trustee shall be Carla Elizabeth Cothron and upon recording in the public records of Levy County, Florida, of a death certificate of Jack Mann or an affidavit signed by two physicians attending him which states that he is unable to manage the trust's business and financial affairs and is disabled, title to the land described herein shall be deemed to be held by the successor trustee, Carla Elizabeth Cothron, and pass to the successor trustee without the requirement of recording any further or additional documents.

This deed is given and accepted in accordance with §689.071 Florida Statutes.

THIS SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, Jack Mann and Loy Ann Mann, Grantors, have signed this instrument on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness' Signature

Robert J. Beauchamp
Witness' Printed Name

[Signature]
Witness' Signature

Jeffrey Beauchamp
Witness' Printed Name

[Signature]
Jack Mann, Grantor

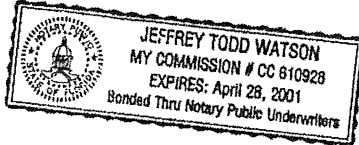
[Signature]
Loy Ann Mann, Grantor

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged in my presence this 27th day of October, 2000, by Jack Mann and Loy Ann Mann, who have produced FDL# [redacted] and FDL# [redacted], respectively, as identification.

[Signature]
Signature of Notary Public

Notary's Seal:



DOCUMENT MUST BE COMPLETED IN BLACK INK ONLY.

This Instrument Prepared By:
GREGORY V. BEAUCHAMP, P.A.
P.O. BOX 1129
CHIEFLAND, FLORIDA 32644

(Recorder's Space

FILE# 428474
Levy County, FLORIDA
RCD Jun 25 2004 03:28
Danny J. Shipp., CLERK

County: Levy

Location No.: 26-11-42

Parcel No. 00967-003-00

DEED DOC STAMPS 0.70
06/25/04 DDW Deputy Clk

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Jack C. Mann

whose address is 201 291

Wayland St 32644, hereinafter called "GRANTOR", in consideration of the sum of \$1.00 and other valuable considerations, the receipt of which is hereby acknowledged, grant and convey to CENTRAL FLORIDA ELECTRIC COOPERATIVE, INC., P.O. Box 9, Chiefland, Florida 32644, hereinafter called "GRANTEE", its successors, lessees and assigns, the right, privilege and easement to construct, reconstruct, operate and maintain in perpetuity or until the use thereof is abandoned, electric transmission and distribution lines and related facilities (including supporting structures, communication and other wires, attachments and accessories desirable therewith) over, upon and across the following described lands in Levy County, Florida, and referred to hereinafter as the "Easement Area" to wit:

*Insert or attach legal description of property here (As listed on Property Deed)

911 Address 8551 NW CR 345

Parcel # 00967 NW 1/4

Section 11 Township 12 S South, Range 14 E East.

together with the right to patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines and related facilities, including the right to increase or decrease the number and type of supporting structures, wires and voltage.

GRANTEE shall have all other rights and privileges reasonable necessary or convenient for the safe and efficient operation and maintenance of said electric transmission and distribution lines and related facilities, including the right to trim, cut and keep clear trees, limbs and undergrowth said lines.

GRANTOR covenants and agrees that no trees, buildings, structures or obstacles will be located or constructed within the easement area nor shall ground elevation be altered more than two (2) feet.

GRANTOR shall have all other rights in and to said easement area compatible with GRANTEE'S right to the safe and efficient operation and maintenance of said electric transmission and distribution lines and related facilities, including but not limited to, the right to utilize said easement area for ingress and egress, general farming or pasture purposes, planting low growing shrubbery as beautification, subject, however, to GRANTEE'S right to ingress and egress.

GRANTOR warrants and covenants that it has the right to convey this easement and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of same.

ALL COVENANTS, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand and seal this 8 day of August, 2004

Signed, sealed and delivered in the presence of

Two (2) witnesses:

Cynthia Woodard
(Witness Signature)

Cynthia Woodard
(Print Name)

Terrill A. Williams
(Witness Signature)

Terrill A. Williams
(Print Name)

GRANTOR:

Jack C Mann
(Signature)

Jack C Mann
(Print Name)

Jack C Mann
(Signature)

Jack C Mann
(Print Name)

STATE OF Florida

The foregoing instrument was acknowledged before me this 8.8.04 (Date)

COUNTY OF Levy

by Jack C Mann, who is personally known to me (Name of person acknowledging)

or who has produced _____ (Type of identification)

as identification.

Cynthia Woodard
(Signature) Notary Public, Comm. No. _____



Cynthia Woodard
MY COMMISSION # CC802948 EXPIRES
February 11, 2003
BONDED THRU TROY FAIR INSURANCE, INC.

(SEAL ABOVE)

(Name of Notary Public typed, printed or stamped)

GCJ-02/6-01

BOOK 894 PAGE 588