

**Preliminary Plat Application  
Levy County, Florida**

Filing Date: \_\_\_\_\_  
Amount of Fee: \$235.00

Petition Number: PP 21-03  
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 50-532, petitioning for a Preliminary Plat on the following described:

772 203-36357

KATHY JULIE FRIED-KALPP = PO Box 212, Lorida FL 32663

**I. Applicant and Request Information - Please print unless otherwise specified.**

Owner's Name: Don Zolko and      Surveyor's Name: STEVE McMILLIN  
 Owner's Signature: [Signature]      Address: 444 NW MAIN ST.  
 Address: 4441 NW 37 DVE      WILMINGTON Zip 32696  
Miami      Zip 33142      Telephone Number: \_\_\_\_\_  
 Telephone Number: 305 900-0102      352 528-6277

**II. Parcel Information:**

1. Subdivision Name: QUINTA KOTORINA

2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>04761-000-00</u>	<u>30/12/19</u>	<u>10</u>
B. _____	_____	_____
C. <u>04761-007-00</u>	<u>30/12/19</u>	<u>10</u>
D. _____	_____	_____
Total Acreage:		<u>20</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). \_\_\_\_\_
4. Proposed Use of Property: RESIDENTIAL
5. Present Zoning/Land Use: DR2 DR2      6. Proposed Zoning Changes: NO
7. Number of Lots 2      8. Acres in each Parcel: 10
9. Do you propose deed restrictions? Yes  No

**Preliminary Plat Application  
Levy County, Florida**

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10. What type of sewage disposal do you propose? SEPTIC
11. List all proposed improvements and utilities and state your intention to install or post a guarantee prior to actual installation.

**NOTE:** Board of County Commissioners approval of a preliminary plat shall expire after a period of eighteen (18) months, unless an extension is requested and granted by the BOCC, or unless a construction permit, if required is granted within the eighteen (18) month period and construction is performed continuously until completion with any break in construction lasting for no more than six (6) months.

**III. To Be Supplied At The Time Of Submission:**

Attach the supporting documents in the order listed below. The application will not be processed without these items. Any information changes must be submitted in writing to the Development Department and received one week prior to the Planning Commission Public Hearing.

1. Preliminary 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. Preliminary Plats; 4. Concurrency form (if applicable); 5. Location map identifying subject parcel with either a color or pattern

**NOTE:** See checklist for appropriate number of copies for submittal.

**NOTE:** Being located within a municipal service district area may delay your plat being placed on the agenda, as review and comment from the appropriate municipality is required before scheduling can be done.

**IV. APPLICATION INSTRUCTIONS:**

- (a) An application for a Preliminary Plat must be accompanied by a fee of \$235.00. 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 an 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.

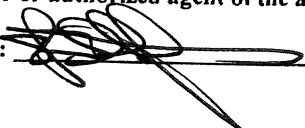
**Preliminary Plat Application  
Levy County, Florida**

- (d) The Preliminary Plat applications are processed once a month. Applications received by the first (1<sup>st</sup>) day of the month will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1<sup>st</sup>) day of the month will not be scheduled for the following month.
- (e) Applications may be submitted as follows:
- In Person: Levy County Zoning Department generally located on alternate 27, within the Levy County Building and Zoning Office.
- By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672 Bronson, Florida, 32621.
- (f) This office will prepare the poster and place it 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.
- (h) **The applicant, or his duly authorized representative, shall attend the planning commission meeting at which the preliminary plat is to receive. The planning commission may, in its discretion, either proceed with the public hearing and consideration of an application or table the application in the event the applicant or his duly authorized representative does not appear at the planning commission meeting. [Levy County Land Development Code, Chapter 50, Section 532]**

**Additional Assistance:** If you require further information, please contact the Levy County Zoning Department at (352) 486-5203 or visit the above address in person.

I STEVE McMILLEN, 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.

Owner/Agent Signature:  Date: 9.28.21

<b>OFFICE USE ONLY:</b>	
Planning Commission Public Hearing Date:	_____
Planning Commission Action:	Approval <input type="checkbox"/> Denial <input type="checkbox"/>
BOCC Public Hearing Date:	_____
BOCC Action:	Approval <input type="checkbox"/> Denial <input type="checkbox"/>

Levy County  
Preliminary Plat Checklist for:

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Prior to making application for a preliminary plat, the following must be done:

**Step 1: Plat Review (Must submit plat (s) on the first day of the month to be reviewed on the 2nd Wednesday of the same month)**

- Submit one original and four copies of the completed concurrency form along with the required fee. **(If applicable)**
- 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 Planner and Commissioner appointed to this committee.
- One (1) original of the completed application (with all supporting documents as mentioned below) with owner's signature (if representing themselves) or authorized agent's signature with a notarized letter from the property owner giving permission for the surveyor to act as agent.
  - \* Deed
  - \* Location Map
- Fee in the amount of \$235.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Schedule Plat Review Meeting: \_\_\_\_\_

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**Step 2: Submittal of a Preliminary Plat**

The following items must be submitted no later than the deadline date on the schedule in order to be processed and placed on the agenda for the Planning Commission after having been reviewed by the Plat Review Committee:

- Twenty-two (22) copies of the Preliminary Plat with corrections that were recommended by the Plat Review Committee. (**Three copies must be signed and sealed**). Additional copies may be needed depending on the application. (i.e. Plat located in an MSD, etc.)

**ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**

- Schedule meeting for Planning Commission: \_\_\_\_\_
- Schedule meeting for Board of County Commissioners: \_\_\_\_\_

**Copies will be distributed as follows and as applicable:**

**Plat Review:**

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

**Planning Commission:**

Planning Board Members - 5  
Alternate - 1 (if applicable)  
School Board - 1  
County Attorney - 1  
City - 1 (if applicable)  
Other Agencies (if applicable, i.e. Water Management District) - 1

**Board of County Commissioners:**

Board Members - 5  
Clerk's Office - 1  
Board Office - 8

## APPLICATION FOR CONCURRENCY EVALUATION Levy County, Florida

This application, together with ALL REQUIRED ATTACHMENTS, shall be completed and filed with the Development Department prior to or concurrent with making application for any development, development order or development permit (herein "development permit"). The fee required with this application is \$50 (for small projects generating 1 to 200 average daily trips); or \$250 (for projects generating greater than 200 average daily trips), plus any additional fees incurred by the County for review by professional consultants.

Date: _____	Project Name: _____
Type of Development Permit being applied for (e.g. building permit, preliminary or final subdivision plat, rezoning, special exception, etc.): _____	
New Construction or Redevelopment? (Check one)	
New construction _____	Redevelopment _____
	Both _____

### OWNERSHIP

1. Name: DOU ZOLLO, LLC | KATHY JOUKE FRIED-KRUPP  
 Address: 4441 NW 37 AVE | PO BOX 212  
 City/State: MIRAGE FLA | LOWELL FLA  
 Phone No. 305 900-0102 | 772 203-3635

### 2. AGENT (IF APPLICABLE)

Name: STEVE McMILLEN  
 Address: 444 NW MAIN ST.  
 City/State: WILLISTON FLA  
 Phone No. 352 528-6277

### 3. PROPERTY IDENTIFICATION

Site Address and Adjacent Roads (attach 8 1/2 x 11 map): \_\_\_\_\_  
750' NORTH of NE 53<sup>RD</sup> PL of NE 200<sup>TH</sup> TER

Tax Parcel Number, including Section, Township and Range: \_\_\_\_\_

04761-022-00 + 04761-027-00 30/12/19

**4. DEVELOPMENT INFORMATION**

Present or previous use of property (include square footage for non-residential uses or number of dwelling units for residential uses) :

Subdivision name (if applicable): QUINTA KOTORINO

Is this project (phase) part of a larger project?  yes  no

Please provide the below information for each phase (if this is a single phase project, please fill out the first line)

**Residential**

Type	Phase	Number of Dwelling Units or Lots	Acres	Expected beginning date	Expected completion date
Single-family, detached		2	10		
Single-family, attached					
Multi-family					
Condominium					
Other (specify)					

**Non-Residential**

Types(s) Specify	Phase	Square Footage	Acres	Expected beginning date	Expected completion date

**STATEMENT OF IMPACT ON LEVELS OF SERVICE  
TRAFFIC**

1. Identify any existing roads which provide direct access to the parcel to be developed. Indicate whether the road is paved or unpaved:

\_\_\_\_\_  
**NE 200 TH TERRACE (LINE ROCK)**  
\_\_\_\_\_

2. Provide the existing traffic count for all paved road segments within 1/4 mile. **Submit the attached form** to the Levy County Road Department for completion or provide the information within a traffic study, if required.

3. Provide the **average daily** and **peak hour** trips to be generated (by phase for the project), using the trip generation rate(s) for the appropriate land use(s), as contained in the most recent edition of the ITE Trip Generation Manual (*see attached for common land use trip generation rates*). **Submit to the Levy County Road Department along with attached form.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. **Projects generating equal to or greater than 200 average daily trips, or projects that will impact more than 5% of the maximum service volume for an impacted road segment, shall provide a traffic study examining all roadway segments wholly or partially within 1/2 mile of the project entrance/exits, or to the nearest intersecting roadway, whichever is greater.**

**POTABLE WATER**

*(check applicable category and provide required information)*

1.  Water distribution and treatment provided by a municipality, special district or other entity  
Name of provider: \_\_\_\_\_

**Please provide a letter verifying capacity from the service provider for each development phase**

2.  Privately owned and operated potable water distribution system and treatment plant

**Please attach the name of the civil engineer or firm responsible for the design of the potable water distribution system and treatment plant, the capacity of the system in gallons per day, and the amount of potable water use for the project based on the County's level of service of 150 gallons per capita per day.**



3.  Individual well

**Note:** *FS 381.0065(4) lots served by a private well may be as small as one half acre. The permitting of the installation and use of individual wells is not regulated by the Levy County Health Department*

**SANITARY SEWER**

*(check applicable category and provide required information)*

1.  Central sewage collection and treatment provided by a municipality, special district or other entity.

Name of provider: \_\_\_\_\_

**Please provide a letter verifying capacity from the service provider for each development phase.**

2.  Privately owned and operated package treatment plant

**Please attach the name of the civil engineer or firm responsible for the design capacity of the package treatment plant, the capacity of the system in gallons per day, and the amount of use for the project based on the County's level of service of 100 gallons per capita per day.**

3.  On-site sewage treatment and disposal system

**Note:** Based on the lot size, this subdivision is eligible for onsite sewage permits.

4.  Advanced secondary treatment on-site sewage treatment and disposal system

**Please attach the name of the civil engineer or firm responsible for the design capacity of the advanced secondary treatment system and the capacity of the system in gallons per day.**

**STORMWATER MANAGEMENT**

The proposed project lies within the jurisdiction of the:

<input type="checkbox"/> Suwannee River Water Management District	<input type="checkbox"/> Southwest Florida Water Management District
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The project construction plans:

**have been** approved by the appropriate water management district (*attach ERP*)

**have not been** approved by the appropriate water management district

are exempt from water management district requirements (*attach letter*)

**SOLID WASTE**

Estimate the daily generation of solid waste:

a) *Residential*: # 2 units x 2.43 persons per household = 4.9 x 2.8 lbs. = 13.6

b) *Non-residential*: Estimate based on the type and intensity of the specific use. *Attach documentation of the assumption and calculations in determining the estimated generation rate.*

**RECREATION**

Determine recreation demand by using the following formulas (*residential use only*)

a) Public parks and recreation:

\_\_\_\_\_ Residential units x 2.43 persons per households divided by 1,000 x 2 acres =  
\_\_\_\_\_ acres of demand.

b) Open Space

\_\_\_\_\_ Residential units x 2.43 persons per household divided by 1,000 x 100 acres =  
\_\_\_\_\_ acres if demand.

Itemize proposed recreational facilities and/or acreage to be provided by applicant, if any:

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Identify name of nearest Levy County or state owned and operated park or recreational facility:

CEDDAR LIXES & GARDENS (WILLISTON)

\*\*\*\*\*

Certification

The undersigned has read the above application and is familiar with the information submitted herein. It is agreed and understood that the undersigned will be held responsible for its accuracy.

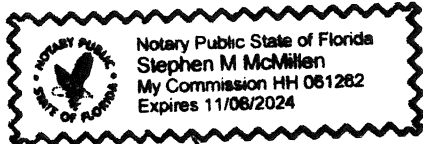
Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted with notarized proof of authorization by the owner(s).

*Kellynne Fred Kemp*  
Owner/Agent Signature

9-29-21  
Date

STATE OF FLORIDA  
COUNTY OF Levy

Sworn to and authorized before me this 27 day of Sept 2021.



*[Signature]*  
Signature- Notary Public

Personally Known  OR Produced Identification

**Road Capacity Analysis  
STAFF USE**

Date: \_\_\_\_\_

Project Name: \_\_\_\_\_

Applicant: \_\_\_\_\_

**County Roads**

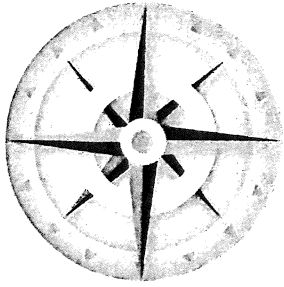
*(To be completed by the Levy County Road Department)*

Roadway Segment	Daily count	LOS Std.	ADT	Total additional trips created by project	Total traffic with impact created by amendment	Maximum volume for adopted level of service C	LOS with impact from project
		C					
		C					
		C					
		C					

**State Roads (see FDOT Annual Report)**

Roadway Segment	Avg. annual daily traffic counts	LOS Std.	ADT	Total additional trips created by project	Total traffic with impact created by amendment	Maximum volume for adopted level of service C	Level of service with impact from project

Does this project impact more than 5% of the maximum service volume for an impacted road segment? Yes \_\_\_\_\_ No \_\_\_\_\_



# McMillen Surveying, Inc.

444 Northwest Main Street  
Williston, Florida, 32696  
Office: 352 528-6277

September 28, 2021

State of Florida  
County of Levy

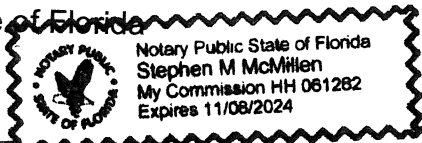
I, Ignacio Gurruchaga as the representative of Don Zoilo, LLC AND Kathy Jolie Fried-Krupp, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as our Authorized Agent to facilitate the **Platting Process** upon "Quinta Katarina" on the following parcel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

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

Ignacio Gurruchaga Date: 9-29-21

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

Notary Public, State of Florida  
At Large



My Commission Expires: 11-8-24

27.00  
27.70  
27.70

Ru

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

### WARRANTY DEED

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

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

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

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

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

SEE EXHIBIT 'A' ATTACHED

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

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

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

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

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of the said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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

Signed, sealed and delivered in the presence of:

[Signature]  
1st Witness Signature

Skipp Anderson  
1st Witness Printed Name

[Signature]  
2nd Witness Signature

DAISY ROWE  
2nd Witness Printed Name

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

[Signature]  
KATHYJOLIE FRIED-KRUPP

STATE OF FLORIDA  
COUNTY OF LEVY

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



(Notary Stamp/Seal)

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

**EXHIBIT 'A'**

**North Parcel:**

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

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

Official Copy



# Levy Abstract and Title Company

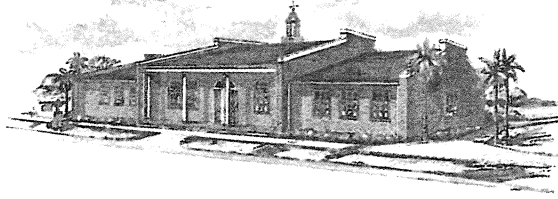
"Serving Levy County Since 1927"

## Title Insurance

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

## Closings

ADAM C. HENDERSON V.P.  
BRANCH MANAGER



November 4, 2021

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

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

**PROPOSED SUBDIVISION NAME:**

**“QUINTA KATARINA”**

**LEGAL SHOWN ON PROPOSED PLAT:**

**North Parcel:**

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

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

**South Parcel:**

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

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

**PERIOD OF SEARCH: 20 years last past, ending 10/31/2021**

### Main Office

50 Picnic St. • P.O. Box 148, Bronson, FL 32621  
352-486-2116 • Fax 352-486-4200 • E-mail: levyab1@aol.com  
www.levyabstract.com



Pursuant to F.S. 177.041(2) and F.S. 177.081(2), and Levy County Code of Ordinances Sec. 50-556(h), we have made a search of the Public Records of Levy County, Florida, in connection with the above, and certify as follows:

**RECORD FEE SIMPLE TITLE HOLDER**

AS TO NORTH PARCEL:

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

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

AS TO SOUTH PARCEL:

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

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

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

AS TO SOUTH PARCEL ONLY:

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

**EASEMENTS OF RECORD**

**NONE**

**REAL ESTATE TAX INFORMATION:**

**2021 Taxes**

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

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

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

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

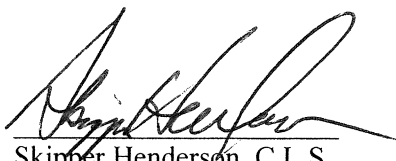
**NOTE:** This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. Its effective date shall be the date above specified through which the public records were searched.

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

Sincerely,



Skipper Henderson, C.L.S.  
Vice President

**SH/dkr**  
**enclosures**

**This Instrument Prepared By:**

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

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

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

**SPECIAL WARRANTY DEED**

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

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

**South Parcel:**

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

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

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

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

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming through or under the Grantor, but no others, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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

*Paul Camera Jr*  
Printed Name: PAUL CAMERA S JR.

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

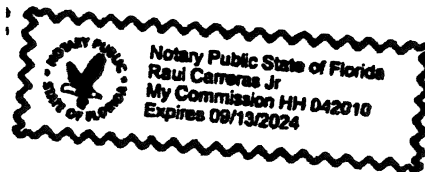
*Angela C. Stowers*  
Printed Name: Angela C. Flowers

By: *Carlos A. Sierra*  
Carlos A. Sierra  
Manager

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

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

*Paul Camera Jr*  
Notary Public, State of  
Florida at Large



27.00  
-10  
27.70

Ru

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

### WARRANTY DEED

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

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

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

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

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

SEE EXHIBIT 'A' ATTACHED

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

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

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

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

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of the said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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

Signed, sealed and delivered in the presence of:

[Signature]  
1st Witness Signature

Skipe Rondero  
1st Witness Printed Name

[Signature]  
2nd Witness Signature

DAISY ROWE  
2nd Witness Printed Name

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

[Signature]  
KATHYJOLIE FRIED-KRUPP

STATE OF FLORIDA  
COUNTY OF LEVY

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



(Notary Stamp/Seal)

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

**EXHIBIT 'A'**

**North Parcel:**

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

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

Official Copy



**This Instrument Prepared By:**

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

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

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

**SPECIAL WARRANTY DEED**

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

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

**South Parcel:**

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

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

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

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

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming through or under the Grantor, but no others, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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

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

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

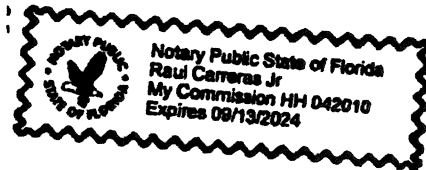
*Angela C. Staines*  
Printed Name: Angela C. Flowers

By: *Carlos A. Sierra*  
Carlos A. Sierra  
Manager

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

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

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



**Summary**

Parcel ID 0476100700  
 Location Address 5530 NE 200 TER  
 WILLISTON  
 Neighborhood LAND NEAR MARION COUNTY (5.1)  
 Legal Description\* 30-12-19 0010.13 ACRES PARCEL IN E1/2 OF NE1/4 LYING WEST OF SCL RR R/W OR BOOK 1563 PG 22 -LESS NORTH 1782.56 FT-  
 \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
 Property Use Code PASTURE LAND 2 (6100)  
 Subdivision N/A  
 Sec/Twp/Rng 30-12-19  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 10.130  
 Homestead N  
 Ag Classification Yes

[View Map](#)

**Owner**

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

**Valuation**

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

**Exemptions**

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

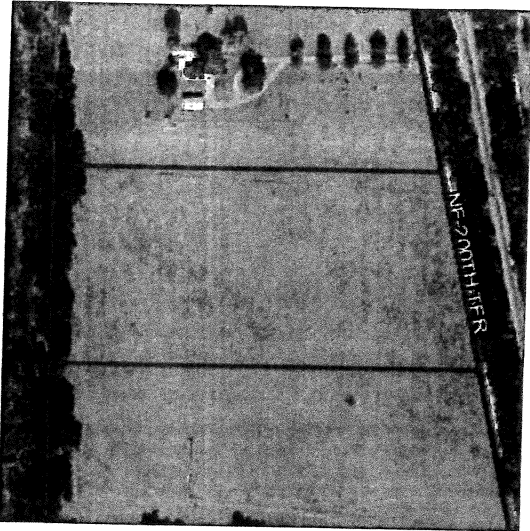
**Land Line**

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

**Sales**

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

## Map



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

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Last Data Upload: 7/1/2021, 7:17:33 PM

Developed by  
 Schneider  
GEOSPATIAL

Version 2.3.128

**Summary**

Parcel ID 0476100000  
 Location Address 5510 NE 200 TER  
 WILLISTON 32696-  
 Neighborhood LAND NEAR MARION COUNTY (5.1)  
 Legal Description\* 30-12-19 0010.25 ACRES PARCEL IN E1/2 OF NE1/4 LYING WEST OF SCL RR R/W OR BOOK 1589 PG 263 -LESS NORTH 1782.56 FT-  
 \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
 Property Use Code PASTURE LAND 2 (6100)  
 Subdivision N/A  
 Sec/Twp/Rng 30-12-19  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 10.250  
 Homestead N  
 Ag Classification Yes

[View Map](#)

**Owner**

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

**Valuation**

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

**Exemptions**

Homestead ⇅	2nd Homestead ⇅	Widow/er ⇅	Disability ⇅	Seniors ⇅	Veterans ⇅	Other ⇅
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**Extra Features**

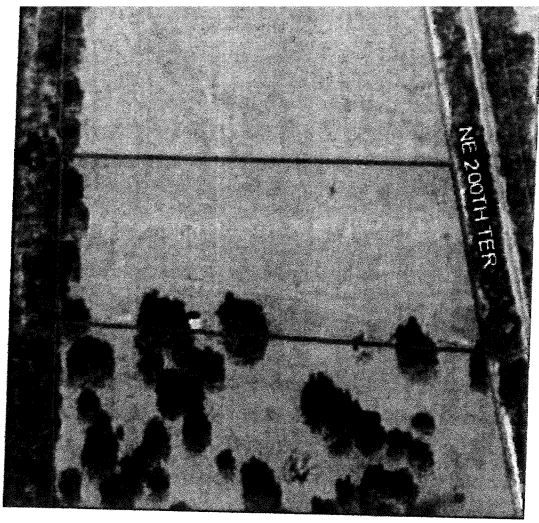
Code Description	BLD	Length	Width	Height	Units
DU-D STORAGE	0	32	24	0	768
CONCRETE SLAB-A	0	50	14	0	700

**Land Line**

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

**Files**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
6/18/2021	\$160,000.00	WD	<u>1589</u> <u>263</u>	Q	V	GMA REAL ESTATE HOLDINGS LLC	DON ZOILO LLC
12/18/2020	\$100.00	WD	<u>1563</u> <u>25</u>	U	V	GMA REAL ESTATE HOLDINGS LLC	GMA REAL ESTATE HOLDINGS LLC
12/17/2020	\$155,000.00	WD	<u>1562</u> <u>802</u>	Q	V	MEADE JOHN & JENNIE	GMA REAL ESTATE HOLDINGS LLC
11/12/2010	\$425,000.00	WM	<u>1216</u> <u>680</u>	U	I	CAPITAL CITY BANK	MEADE JOHN & JENNIE
12/1/2009	\$100.00	CT	<u>1182</u> <u>847</u>	U	V	HANSSSEN KIMBERLY BETH	CAPITAL CITY BANK
8/1/2008	\$0.00	FJ	<u>1133</u> <u>670</u>	U	V	ADAMS JOHN Q & KIMBERLY B	HANSSSEN KIMBERLY BETH
6/1/2005	\$200,000.00	TR	<u>953</u> <u>106</u>	U	I	THOMAS LEE A & BEVERLY J -CO-	
11/1/2003	\$100.00	TM	<u>862</u> <u>821</u>	U	I	THOMAS LEE A ET AL	
11/1/1999	\$100.00	WD	<u>693</u> <u>317</u>	U	V	THOMAS RYAN & BONNIE J	
10/1/1999	\$100.00	WD	<u>690</u> <u>455</u>	U	V	THOMAS LEE A & BEVERLY	
2/1/1992	\$70,000.00	WD	<u>453</u> <u>377</u>	U	V		



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

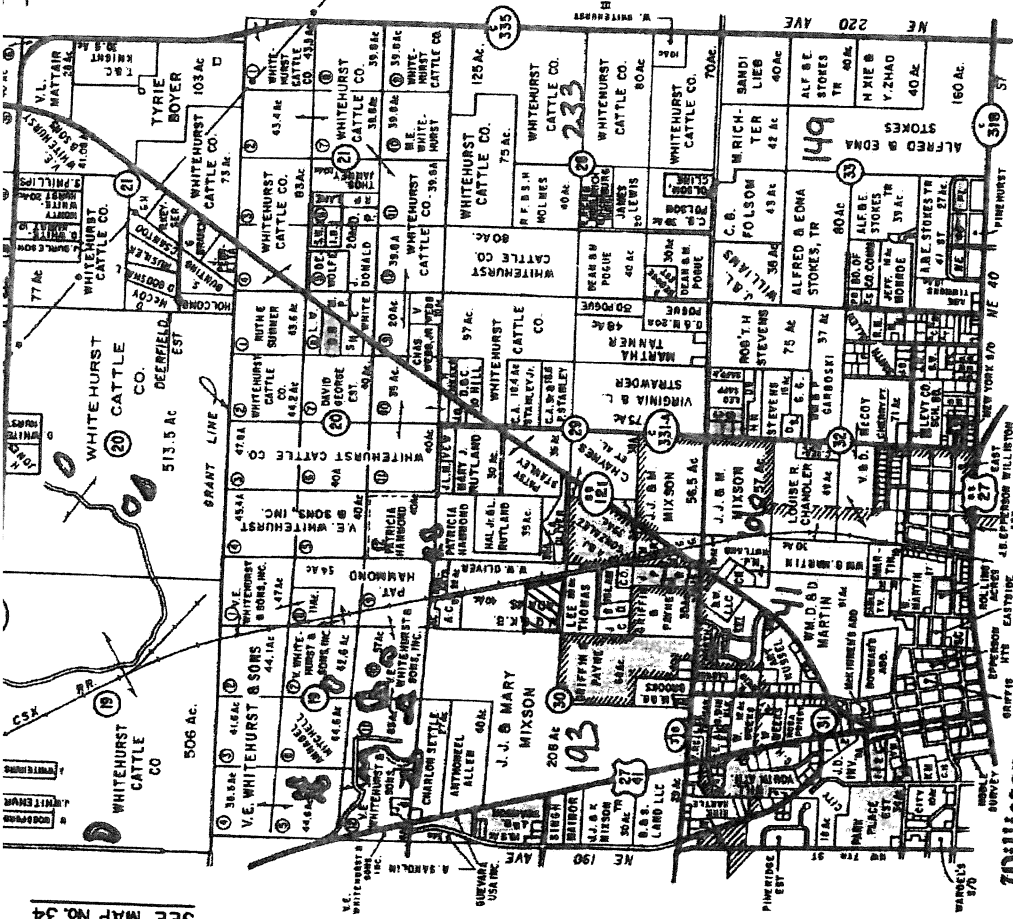
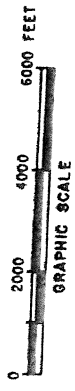
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Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.3.149



SEE MAP NO. 38

SEE MAP NO. 34

TWP. 12 S.  
RGE. 19 E.

Levy County, Florida