

RECEIVED

NOV 30 2022

Final Plat Application
Levy County, Florida

Per _____

Filing Date: _____
Amount of Fee: \$400

Petition Number: FP _____
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:

of Brije LLC

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

Owner's Name: Adam Perez / Eric Wordcrstleben	Surveyor Name: McMillen Surveying, Inc -
Address: 3385 Round Lake Rd	Stephen M. McMillen, PSM
City Zellwood, FL Zip Code 32798	Address: 444 NW Main Street
Phone (407) 467-7481	Williston, FL 32696
email: adam@brije.com	Phone: (352) 528-6277
	Email: quotes@mcsurveying.com

II. Parcel Information

1. Subdivision Name: Brije

2. Date Preliminary Plat Approved: 10/18/22

3. Parcel Number (s)	Section/Township/Range	Acreage
A. 04591-003-00	20-14-18	38.239
B. _____	_____	_____
C. _____	_____	_____
Total Acreage:		_____

3. Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision). ~~SE~~ SE 1/4 of Section 20
4. Proposed Use of Property: A/RR

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Levy County, Florida**

5. Present Zoning /Land Use: A/R
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
[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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Levy County, Florida

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.

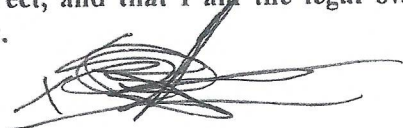
Final Plat Application
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- (h) The applicant, or his duly authorized representative, shall attend the planning commission meeting at which the preliminary plat is to receive. The planning commission may, in its discretion, either proceed with the public 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 Stephen 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.



OFFICE USE ONLY:

Planning Commission Public Hearing Date: _____ Time: _____

Board of County Commissioners Hearing Date: _____ Time: _____

Planning Commission Action: Approval Denial

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.

Date

Owner Signature

STATE OF FLORIDA
COUNTY OF _____

Owner Signature

Sworn to and scribed before me this _____ Day of _____ 20____, by (name)

Signature - Notary Public

Personally known _____ Identification Expiration Date _____

see attached

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.

Date

Authorized Agent Signature (if applicable)

STATE OF FLORIDA
COUNTY OF _____

Sworn to and scribed before me this _____ Day of _____ 20____, by (name)

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:

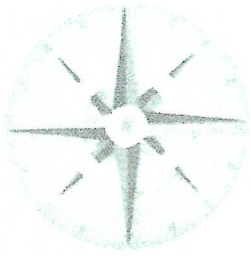
County Engineer - 1
Road Department - 1
Planning Department - 1
County Commissioner (appointed to committee) - 1
County Attorney - 1

Planning Commission:

Planning Board Members - 5
County Attorney - 1 (plat with corrections if applicable)
Development Department - 1
Alternatc - 1 if applicable

Board of County Commissioners:

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



McMillen Surveying, Inc.

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

State of Florida
County of Levy

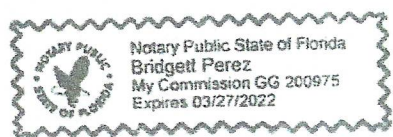
I, Adam Perez + Eric Wundersleben on behalf of Boje, LLC, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Boje" on the following parcel lying in:

Section 20, Township 14 South, Range 18 East,
County: Levy
State: Florida
Parcel ID# 04591-003-00, City: Williston

Signature [Handwritten Signature]
Printed Adam Perez Date 8/17/22

Signature [Handwritten Signature]
Printed ERIC WANDERSLEBEN Date: 8/17/22

Notary Public, State of Florida
At Large
[Handwritten Signature]
My Commission Expires: _____





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
BRIJE, LLC

Filing Information

Document Number	L19000096570
FE/EIN Number	83-4410688
Date Filed	04/08/2019
Effective Date	04/08/2019
State	FL
Status	ACTIVE

Principal Address

3365 ROUND LAKE ROAD
ZELLWOOD, FL 32798

Changed: 01/24/2022

Mailing Address

3365 ROUND LAKE ROAD
ZELLWOOD, FL 32798

Changed: 01/24/2022

Registered Agent Name & Address

WANDERSLEBEN, ERIC
3365 ROUND LAKE ROAD
ZELLWOOD, FL 32798

Address Changed: 01/24/2022

Authorized Person(s) Detail

Name & Address

Title Manager

Wandersleben, Eric W

3385 Round Lake Road
Zellwood, FL 32798

Title Manager

PEREZ, ADAM

3355 Round Lake Road
Zellwood, FL 32798

Annual Reports

Report Year	Filed Date
2020	02/17/2020
2021	01/12/2021

Summary

Parcel ID 0459100300
 Location Address SE 60TH ST
 MORRISTON
 Neighborhood 05.00 (5)
 Legal Description* 20-14-18 0038.30 ACRES SE1/4 OF SE1/4 OR BOOK 1645 PAGE397 LESS LCR 464 RD R/W & LESS LCR 546 RD R/W-
 *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 CROPSOIL CLASS1 (5100)
 Subdivision N/A
 Sec/Twp/Rng 20-14-18
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 15.7218
 Acreage 38.300
 Homestead N
 Ag Classification Yes

[View Map](#)

Owner

Owner Name Brije LLC 100%
 Mailing Address 3385 ROUND LAKE RD
 ZELLWOOD, FL 32798

Valuation

	2022 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$322,294
Ag Land Value	\$13,022
Just (Market) Value	\$322,294
Assessed Value	\$13,022
Exempt Value	\$0
Taxable Value	\$13,022
Cap Differential	\$0
Previous Year Value	\$202,224

Exemptions

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

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND I	0	0	38.3	AC	\$13,022
VAC LAND	0	0	38.3	AC	\$322,294

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/7/2022	\$365,000.00	WD	<u>1645</u>	<u>397</u>	Q	V	BAXTER JOHN S	BRIJE LLC
11/18/2020	\$100.00	WD	<u>1562</u>	<u>164</u>	U	V	BAXTER JOHN S	M3BLT LLC
11/18/2020	\$100.00	TR	<u>1562</u>	<u>162</u>	U	V	MARSHBURN LESLIE A -TRUSTEE-	BAXTER JOHN S
1/29/2019	\$100.00	WM	<u>1481</u>	<u>975</u>	U	V	BAXTER JAMES B & ALLISON W	BAXTER JAMES B -TRUSTEE-
3/5/2014	\$41,600.00	WD	<u>1318</u>	<u>354</u>	U	V	BAXTER JAMES B & ALLISON W	BAXTER JAMES B & ALLISON W
5/12/2011	\$120,000.00	WD	<u>1232</u>	<u>545</u>	Q	V	ROMANO RAYMOND	BAXTER JAMES B & ALLISON W
5/1/2006	\$66,700.00	WD	<u>1015</u>	<u>576</u>	U	V	REES WILLIAM J	
7/1/1990	\$91,100.00	WD	<u>404</u>	<u>598</u>	U	V		

Map



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

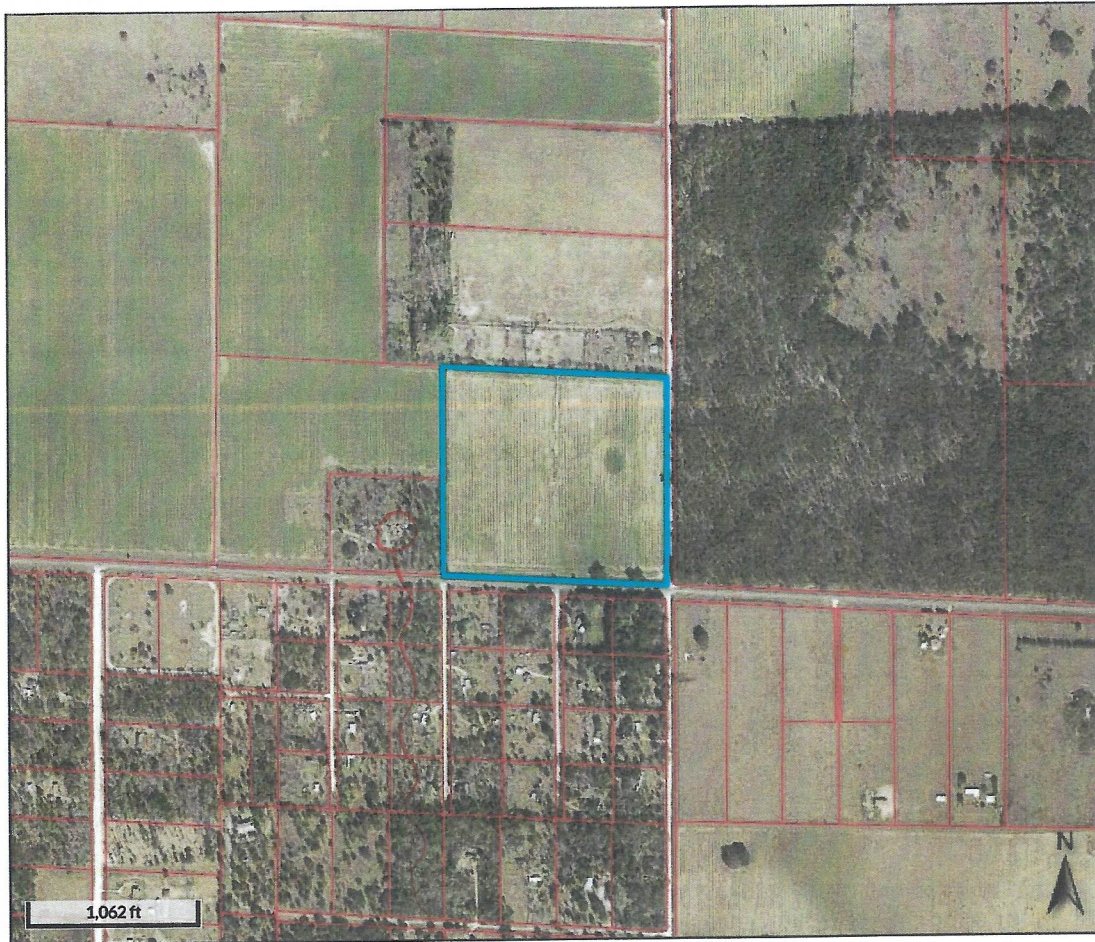
Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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[GDPR Privacy Notice](#)

Last Data Upload: 7/6/2022, 7:25:32 PM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.204



Overview



Legend

- Parcels
- Parcel Lines
 - <all other values>
 - Construction
 - Easement
 - Lot
 - Miscellaneous
 - Parcel
 - Private Road
 - Road Right of Way
 - Subdivision
 - Water
- Roads
- City Labels

Parcel ID 0459100300
 Property Use 5100 - CROPLAND I
 Taxing District SW FLORIDA WT
 MG
 Acres 38.3

Physical Address
 Mailing Address
 Address
 SE 60TH ST
 MORRISTON
 BRJ LLC
 3385 ROUND LAKE
 RD
 ZELLWOOD FL
 32798

14651 SE 60th
 ST Morriston

Building Value	\$0	Last 2 Sales			
Extra Feature Value	\$0	Date	Price	Reason	Qual
Market Land Value	\$322,294	6/7/2022	\$365,000	01	Q
Ag Land Value	\$13,022	3/5/2014	\$41,600	30	U
Just Value	\$322,294				
Assessed Value	\$13,022				
Taxable Value	\$13,022				

Date created: 7/7/2022
 Last Data Uploaded: 7/6/2022 7:25:32 PM

Developed by Schneider
 GEOSPATIAL

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 28, 2022

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

RE: PROPERTY INFORMATION REPORT – Our File: T-14689

PROPOSED SUBDIVISION NAME:

“BRIJE”

LEGAL SHOWN ON PROPOSED PLAT:

The SE 1/4 of the SE 1/4 lying North of County Road 464 and Lying in West of County Road 545 in Section 20, Township 14 South, Range 18 East, Levy County, Florida.

PERIOD OF SEARCH: 20 years last past, ending 11/22/2022

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

BRIJE, LLC, a Florida limited liability company, by virtue of the following document:

Warranty Deed from M3BLT, LLC, a Florida limited liability company, and Jerry M. Mills and Desiree J. Mills, dated 06/15/2022, filed 06/16/2022 and recorded in O.R. Book 1645, Page 397 (#703272), Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released of record)

NONE

EASEMENTS OF RECORD

Easement to Duke Energy Florida, LLC dated 09/22/2022, filed 11/07/2022 and recorded in O.R. Book 1663, Page 994 (#709953), Public Records of Levy County, Florida.



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



REAL ESTATE TAX INFORMATION:

2022 Taxes

Assessed to: BRIJE, LLC
Tax ID#: 0459100300

DELINQUENT TAXES YES ___ NO X

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

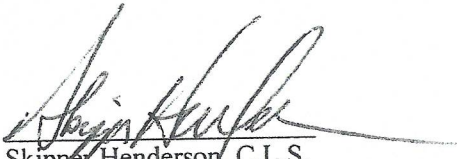
NOTE: This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

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

R

KIM NELSON
5360 CHEROKEE ST. #7308
ACWORTH, GA 30101

Parcel # 0459100300

Prepared by: Duke Energy Florida, LLC
Return to: Duke Energy Florida, LLC
Attn: Roy Batista
236 Quiet Lane
La Vergne, TN 37086

EASEMENT

State of Florida
County of Levy

THIS EASEMENT ("Easement") is made this 22 day of September 2022, from **BRIJE, LLC**, a Florida limited liability company ("Grantor", whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post Office Box 14042, St. Petersburg, FL 33733 ("Grantee").

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "Facilities").

Grantor is the owner of that certain property described as follows: The SE 1/4 of the SE 1/4 lying North of County Road 464 and lying West of County Road 545 in Section 20, Township 14 South, Range 18 East, Levy County, Florida ("Property").

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land ten feet (10') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, (hereinafter referred to as the "Easement Area").

For Grantee's Internal Use:
Work Order #: 46260473

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. Grantee may increase or decrease the voltage and change the quantity and types of Facilities.
9. The rights granted in this Easement include the right to install Facilities wherever needed on the Property to serve future development on the Property and neighboring lands. Portions of the Facilities may be installed immediately and other portions may be installed in the future as the need develops. Facilities installed in the future shall be installed at locations mutually agreeable to the parties hereto if they are to be located outside of the Easement Area. Upon any future installations of Facilities at mutually agreed locations, the Easement Area shall be deemed to include such future locations at the widths defined in this Easement.
10. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this 22 day of September, 20 22.

Witnesses:

BRIJE, LLC
a Florida limited liability company

[Signature]
(Witness #1)
Printed Name Pharacy Pison

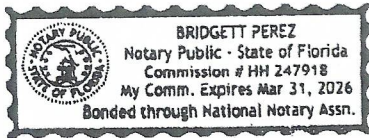
[Signature]
Manager

[Signature]
(Witness #2)
Printed Name Eric Wansersveen

Grantor(s) Mailing Address:
3385 Round Lake Rd
Zellwood, FL 32798

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of September, 20 22 by Adam Peror, Manager of BRIJE, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced _____ as identification.



[Signature]
Notary Public: _____
Printed/Typed Name: Bridgett Perez
Commission Expires: 3/31/26

This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

Prepared By/Return to:

Katrina H. Dempsey, Esq.
Radson Dempsey, PA
501 East Fifth Avenue
Mount Dora, FL 32757
File No.: 22-00182

Parcel ID #: 04591-003-00

Warranty Deed

This Warranty Deed made effective the 15th day of June, 2022, between M3BLT, LLC, a Florida Limited Liability Company and Jerry M. Mills and Desiree J. Mills ("Grantor"), whose address is 10510 N. River Ranch Path, Crystal River, FL 34428, and Brije, LLC, a Florida Limited Liability Company ("Grantee"), whose address is 3385 Round Lake Rd, Zellwood, FL 32798.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Levy County, Florida, further described as follows:

The SE 1/4 of the SE 1/4 lying North of County Road 464 and lying West of County Road 545 in Section 20, Township 14 South, Range 18 East, Levy County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution.

Grantor hereby represents that the property described above is unimproved vacant land.

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

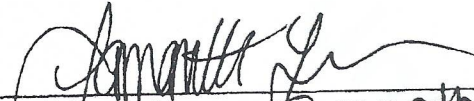
Subject to taxes for the year 2022 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

**Warranty Deed
Page Two**


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

M3BLT, LLC, a Florida Limited
Liability Company

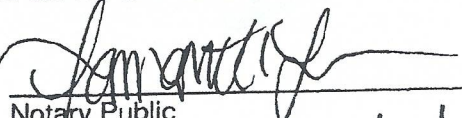

1st Witness Name: Samantha Leu

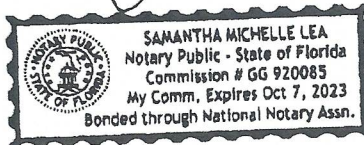

TR Baxter, Manager


2nd Witness Name: JAI WILLIAMS

State of Florida
County of Levy

The foregoing instrument was acknowledged before me this 7th day of June, 2022, by TR Baxter, Manager, personally and on behalf of M3BLT, LLC, who physically appeared before me, Driver License who is personally known to me or X who has produced as identification and who did not take an oath.


Notary Public
My Commission Expires: 10/07/2023



**Warranty Deed
Page Three**

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

M3BLT, LLC, a Florida Limited
Liability Company

Terri Gage
1st Witness Name: Terri Gage

John S. Baxter
John S. Baxter, Manager

Michael Valaisi
2nd Witness Name: Michael Valaisi

State of ~~Florida~~ Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 7th day of June, 2022, by John S. Baxter, Manager, personally and on behalf of M3BLT, LLC, who physically appeared before me, who is personally known to me or who has produced _____ as identification and who did not take an oath.



Terri Gage
Notary Public
My Commission Expires: 08/16/2025

**Warranty Deed
Page Four**

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Julie Suggs
1st Witness Name: Julie Suggs

Jerry M. Mills
Jerry M. Mills

Janice L. Carlisle
2nd Witness Name: JANICE L. CARLISLE

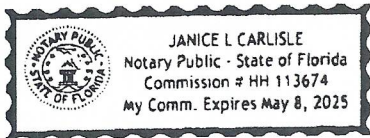
Desiree J. Mills
Desiree J. Mills

Julie Suggs
1st Witness Name: Julie Suggs

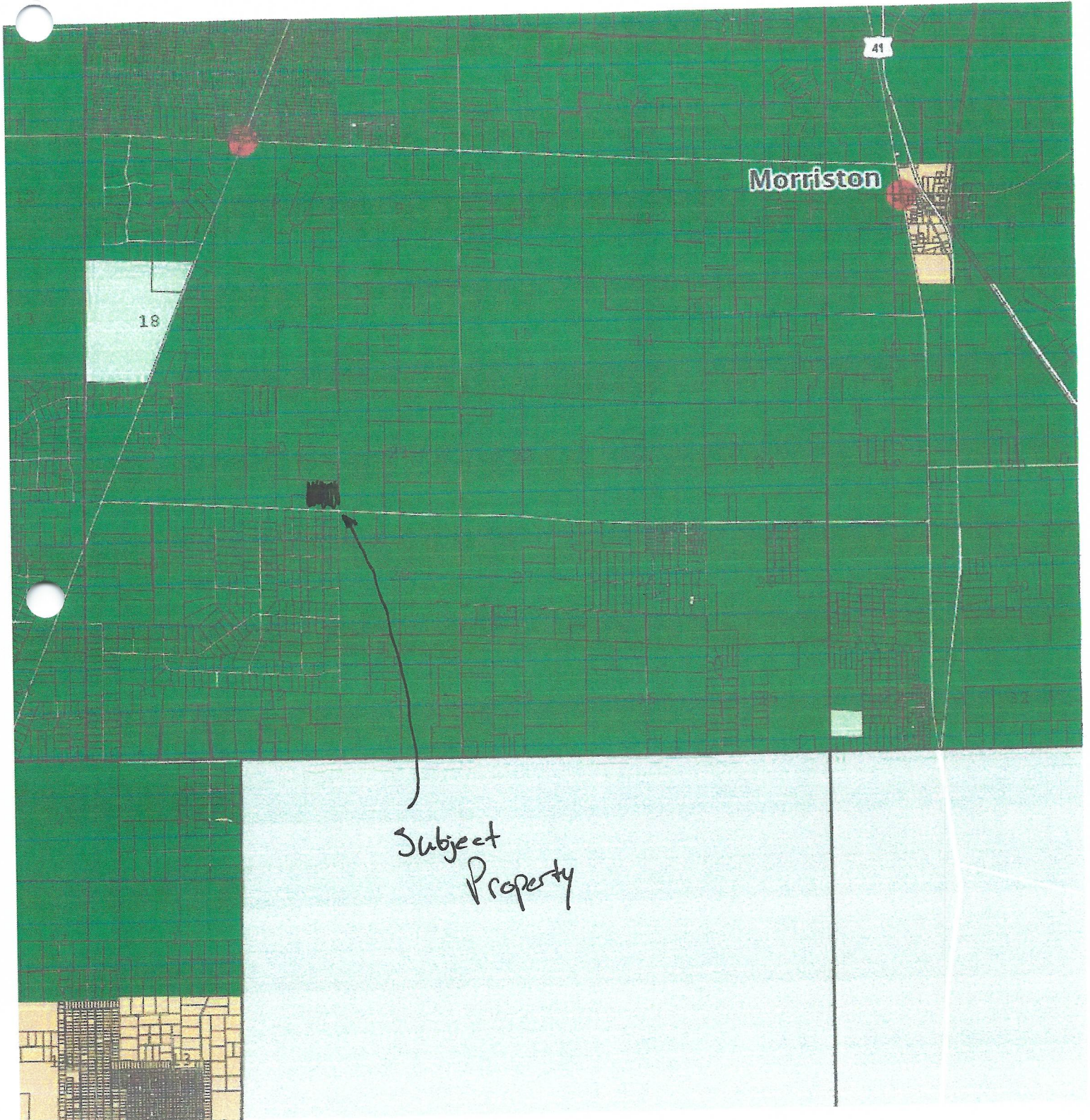
Janice L. Carlisle
2nd Witness Name: Janice L. Carlisle

State of Florida
County of Levy

The foregoing instrument was acknowledged before me this 9th day of June, 2022, by Jerry M. Mills and Desiree J. Mills, who physically appeared before me, who are personally known to me or who have produced _____ as identification and who did not take an oath.



Janice L. Carlisle
Notary Public
My Commission Expires:



Levy County 2026 Future

