

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:

Regis G Skiper / Dorothy A. Groves - Skiper

I. Applicant and Request Information		Please print unless otherwise specified.	
Owner's Name: _____		Surveyor Name: McMillen Surveying, Inc -	_____
Address: <i>11306 Carralwood Drive</i>		Stephen M. McMillen, PSM	_____
City: <i>Tampa, FL</i>	Zip Code: <i>33618</i>	Address: 444 NW Main Street	_____
Phone: <i>(321) 403-0718</i>		Williston, FL 32696	_____
email: <i>RSKiper1000@gmail.com</i>		Phone: (352) 528-6277	_____
		Email: quotes@mcsurveying.com	_____

II. Parcel Information			
1.	Subdivision Name: <i>Valhalla</i>		
2.	Date Preliminary Plat Approved: <i>10/18/22</i>		
3.	Parcel Number (s)	Section/Township/Range	Acreage
A.	<i>01019-005-00</i>	<i>19-12-14</i>	<i>10.664</i>
B.	_____	_____	_____
C.	_____	_____	_____
	Total Acreage:		_____

- 3. Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision). *part of the W 1/2 of the SE 1/4 of Sec. 19*
- 4. Proposed Use of Property: *A/R*

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5. Present Zoning /Land Use: A/R2
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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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.

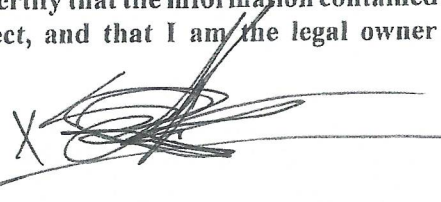
Final Plat Application
Levy County, Florida

- (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.

X 

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:	

**Final Plat Application
Levy County, Florida**

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 _____

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:

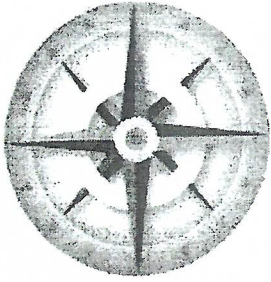
County Engineer - 1
Road Department - 1
Planning Department - 1
County Commissioner (appointed to committee) - 1
County Attorney - 1

Planning Commission:

Planning Board Members - 5
County Attorney - 1 (plat with corrections if applicable)
Development Department - 1
Alternate - 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, Roger G. Skipper & Dorothy A. Groover-Skipper, 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 "Valhalla" on the following parcel lying in:

Section 19, Township 12 South, Range 14 East,
County: Levy
State: Florida
Parcel ID# _____, City: Chiefland

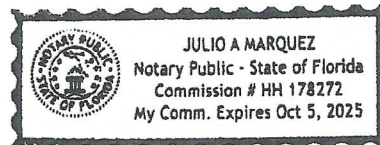
01019-005-00

Signature [Signature]
Printed ROGER G. SKIPPER Date: 08/30/2022

Signature [Signature]
Printed Dorothy A. Groover-Skipper Date: 8/30/2022

Notary Public, State of Florida
At Large

[Signature]
My Commission Expires: 10/5/25





Summary

Parcel ID 0101900500
 Location Address
 Neighborhood 02.00 (2)
 Legal Description* 19-12-14 0010.00 ACRES TRACT IN W1/2 OF SE1/4 OR BOOK 1503 PAGE 297
*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 VACANT (0000)
 Subdivision N/A
 Sec/Twp/Rng 19-12-14
 Tax District SUWANNEE RIVER WT (District SR)
 Millage Rate 15.6225
 Acreage 10.000
 Homestead N
 Ag Classification No

[View Map](#)

Owner

Owner Name Skipper Roger G 100%
 Groover-Skipper Dorothy A 100%
 Mailing Address 11306 CAROLLWOOD DR
 TAMPA, FL 33618

Valuation

	2022 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$33,600
Ag Land Value	\$33,600
Just (Market) Value	\$33,600
Assessed Value	\$0
Exempt Value	\$33,600
Taxable Value	\$0
Cap Differential	
Previous Year Value	\$33,600

Exemptions

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

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VAC LAND	0	0	10	AC	\$33,600

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/29/2019	\$53,500.00	WD	1503	297	Q	V	PETERS THOMAS & SHERYL	SKIPPER ROGER G
4/26/2008	\$82,000.00	WD	1126	818	Q	V	RIO MICHAEL F & KARLA A -ET AL	PETERS THOMAS & SHERYL
8/1/2005	\$100,000.00	WD	964	263	Q	V	KIRKLAND BARCLAY & MARGARET AN	RIO MICHAEL F & KARLA A -ET AL

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 warranty is provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 25/02/2022, 19:29:01



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OWNERSHIP AND ENCUMBRANCE REPORT

Search No: 22-068140

Agent No: FL1711

Customer File Number: DTS220850

THE ATTACHED REPORT IS ISSUED TO Dixie Title Services, LLC. THIS REPORT IS NOT TITLE INSURANCE. PURSUANT TO SECTION 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.

The attached Report prepared in accordance with the instructions given by the Recipient named above includes a listing of the owner(s) of record of the land described herein together with current ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages and judgments recorded in the Official Records Books of LEVY County, Florida that appear to encumber the title to said land. It is the responsibility of the Recipient named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance commitment, a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Property Information Report and the documents attached hereto.

Period searched: From 8/7/2019 to 8/18/2022 @ 8:00 am

The land referred to herein is described as follows:

A portion of the West 1/2 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Beginning at a concrete monument marking the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East; thence South 00 degrees 24 minutes 06 seconds East, along the East line of the West 1/2 of the Southeast 1/4 of said Section 19, a distance of 783.89 feet to a concrete monument on the North right of way line of Levy County Road No. C-347 and an intersection with a non-tangent curve concave to the Northeast with a radius of 2412.56 feet and a central angle of 06 degrees 53 minutes 38 seconds; thence Northwesterly along said right of way and the arc of said curve, 190.29 feet to the Point of Tangency; thence North 49 degrees 06 minutes 59 seconds West along the said North right of way line of Levy County Road No. C-347, a distance of 683.60 feet; thence leaving said North right of way, North 40 degrees 53 minutes 01 seconds East, a distance of 605.60 feet; thence South

Property Information Report

49 degrees 06 minutes 59 seconds East a distance of 456.02 feet to a concrete monument and the Point of Beginning.

Dated: August 26, 2022

PROPERTY INFORMATION REPORT

Plant Order #. **22-068140**

Record Title appears to be vested in:

Roger G. Skipper and Dorothy A. Groover-Skipper, husband and wife

by virtue of the following:

Warranty Deed recorded in Official Records Book 1503, Page 297, of the Public Records of Levy County, Florida.

Ad Valorem taxes appear to be paid through the year **2021**

Encumbrances:

- 1. Payment of any special lien/assessments imposed by City, County, and/or State.**

NOTE: This County may have special lien/assessments imposed by the local municipality. These lien/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The municipality which governs subject property must be contacted to verify payment status.

- 2. A search of the public records of Levy County, Florida did not disclose a recorded mortgage encumbering the subject property.**

Prepared by and return to:

Terri Moody
Dixie Title Services, LLC
179 Highway 351 NE
Suite B
Cross City, FL 32628
(352) 494-9862
File No DTS190717

pal

Consideration: \$53,500.00

Parcel Identification No 0101900500

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of July, 2019 between Thomas Peters and Sheryl Peters, husband and wife, whose post office address is 3600 63rd Street North, St. Petersburg, FL 33710, of the County of Pinellas, State of Florida, Grantors, to Roger G. Skipper and Dorothy A. Groover-Skipper, husband and wife, whose post office address is 11306 Carrollwood Drive, Tampa, FL 33618, of the County of Hillsborough, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

A portion of the West 1/2 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Beginning at a concrete monument marking the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East; thence South 00 degrees 24 minutes 06 seconds East, along the East line of the West 1/2 of the Southeast 1/4 of said Section 19, a distance of 783.89 feet to a concrete monument on the North right of way line of Levy County Road No. C-347 and an intersection with a non-tangent curve concave to the Northeast with a radius of 2412.56 feet and a central angle of 06 degrees 53 minutes 38 seconds; thence Northwesterly along said right of way and the arc of said curve, 290.29 feet to the point of tangency; thence North 49 degrees 06 minutes 59 seconds West along the said North right of way line of Levy County Road No. C-347, a distance of 683.60 feet; thence leaving said North right of way, North 40 degrees 53 minutes 01 seconds East, a distance of 605.60 feet; thence South 49 degrees 06 minutes 59 seconds East a distance of 456.02 feet to a concrete monument and the Point of Beginning.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS

Ariah Gray
WITNESS PRINTED NAME

[Signature]
WITNESS

Amber Collins
WITNESS PRINTED NAME

[Signature]
Thomas Peters

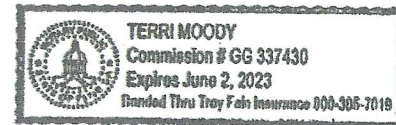
[Signature]
Sheryl Peters

STATE OF FLORIDA
COUNTY OF DIXIE

The foregoing instrument was acknowledged before me this 29th day of July, 2019, by Thomas Peters and Sheryl Peters.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

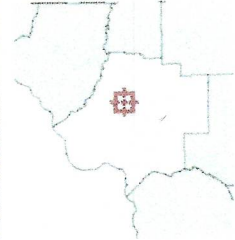
Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: drivers License



Unofficial Copy



Overview



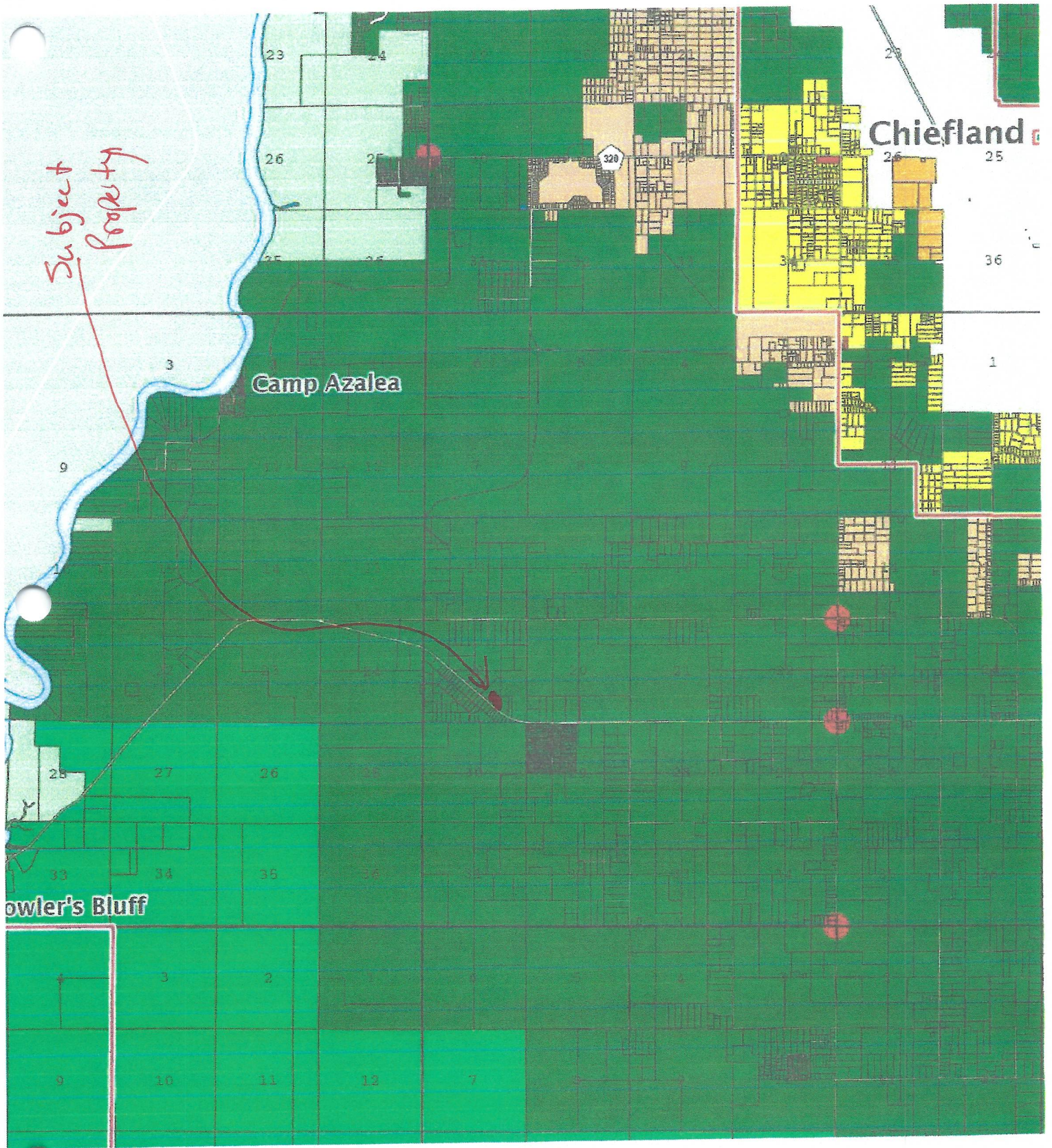
Legend

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

Parcel ID	0101900500	Physical Address		Building Value	\$0	Last 2 Sales			
Property Use	0000 - VAC LAND	Mailing Address		Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SUWANNEE RIVER WT	Mailing Address	SKIPPER ROGER G	Market Land Value	\$33,600	7/29/2019	\$53500	01	Q
Acres	10		11306 CAROLLWOOD DR	Ag Land Value	\$33,600	4/26/2008	\$82000	n/a	Q
			TAMPA FL 33618	Just Value	\$33,600				
				Assessed Value	\$33,600				
				Taxable Value	\$33,600				























Date created: 2/28/2022
 Last Data Uploaded: 2/25/2022 7:29:01 PM

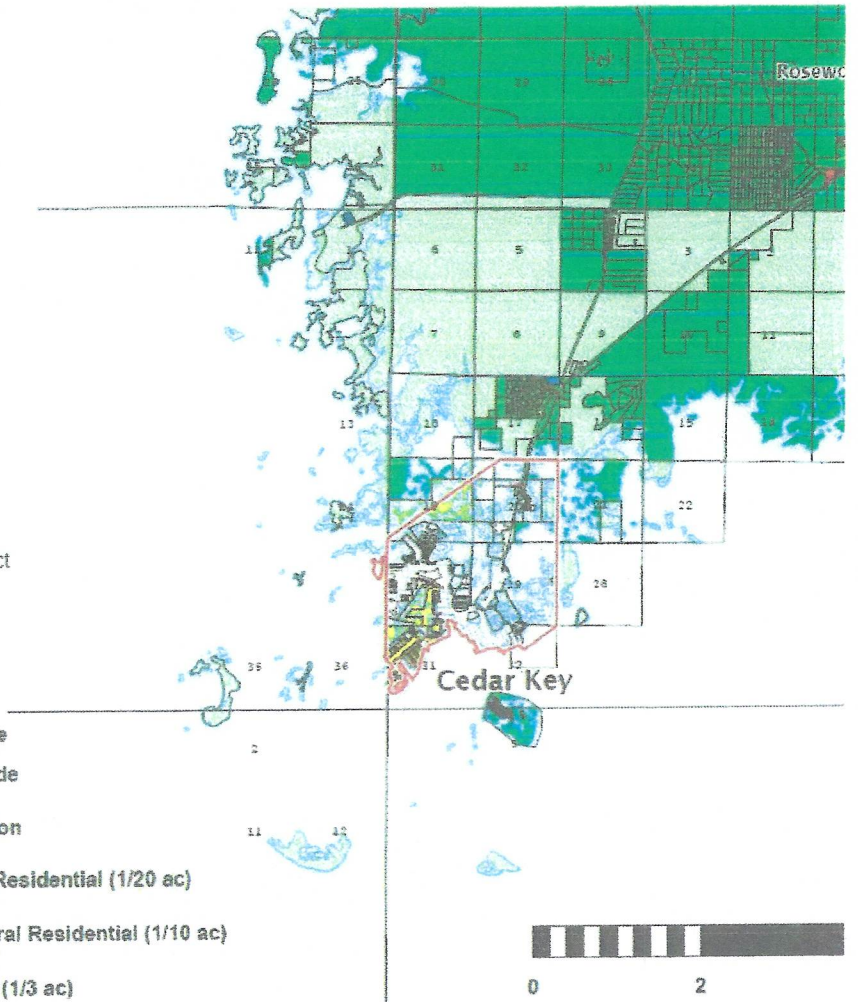
Developed by Schneider
 GEOSPATIAL



Levy County

LEGEND

-  County Road
-  State Road
-  US Highway
-  Municipal Service District
-  Parcel Lines (all)
-  Railroad
-  Spring Protection Zone
-  Rural Commercial Node
-  NR: Natural Reservation
-  F/RR: Forestry/Rural Residential (1/20 ac)
-  A/RR: Agricultural/Rural Residential (1/10 ac)
-  RR: Rural Residential (1/3 ac)
-  ULDR: Urban Low Density Residential (1/1 ac)
-  UMDR: Urban Medium Density Residential (5/1 ac)
-  UHDR: Urban High Density Residential (12/1 ac)
-  C: Commercial
-  I: Industrial
-  CON: Conservation
-  PF: Public & Institutional Facility
-  REC: Recreation
-  Municipal
-  HR: Historic Resources



G E F O

Levy Abstract and Title Company

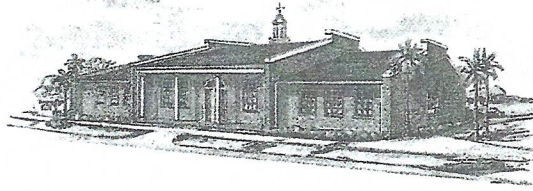
"Serving Levy County Since 1927"

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-29108

PROPOSED SUBDIVISION NAME:

“VALHALLA”

LEGAL SHOWN ON PROPOSED PLAT:

A portion of the West 1/2 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Beginning at a concrete monument marking the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East; thence South 00 degrees 24 minutes 06 seconds East, along the East line of the West 1/2 of the Southeast 1/4 of said Section 19, a distance of 783.89 feet to a concrete monument on the North right of way line of Levy County Road No. C-347 and an intersection with a non-tangent curve concave to the Northeast with a radius of 2412.56 feet and a central angle of 06 degrees 53 minutes 38 seconds; thence Northwesterly along said right of way and the arc of said curve, 290.29 feet to the point of tangency; thence North 49 degrees 06 minutes 59 seconds West along the said North right of way line of Levy County Road No. C-347, a distance of 683.60 feet; thence leaving said North right of way, North 40 degrees 53 minutes 01 seconds East, a distance of 605.60 feet; thence South 49 degrees 06 minutes 59 seconds East a distance of 456.02 feet to a concrete monument and the Point of Beginning.

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



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

ROGER G. SKIPPER and DOROTHY A. GROOVER-SKIPPER, husband and wife, by virtue of the following document:

Warranty Deed from Thomas Peters and Sheryl Peters, husband and wife, dated 07/29/2019, filed 08/07/2019 and recorded in O.R. Book 1503, Page 297 (#655522), Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released of record)

NONE

EASEMENTS OF RECORD

NONE

REAL ESTATE TAX INFORMATION:

2022 Taxes

Assessed to: Roger G. Skipper & Dorothy A. Groover-Skipper
Tax ID#: 0101900500

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. 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,

A handwritten signature in black ink, appearing to read "Skipper Henderson", written over a horizontal line.

Skipper Henderson, C.L.S.
Vice President

SH/dkr
enclosures

Prepared by and return to:

Terri Moody
Dixie Title Services, LLC
179 Highway 351 NE
Suite B
Cross City, FL 32628
(352) 494-9862
File No DTS190717

pu

Consideration: \$53,500.00

Parcel Identification No 0101900500

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of July, 2019 between Thomas Peters and Sheryl Peters, husband and wife, whose post office address is 3600 63rd Street North, St. Petersburg, FL 33710, of the County of Pinellas, State of Florida, Grantors, to Roger G. Skipper and Dorothy A. Groover-Skipper, husband and wife, whose post office address is 11306 Carrollwood Drive, Tampa, FL 33618, of the County of Hillsborough, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

A portion of the West 1/2 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Beginning at a concrete monument marking the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East; thence South 00 degrees 24 minutes 06 seconds East, along the East line of the West 1/2 of the Southeast 1/4 of said Section 19, a distance of 783.89 feet to a concrete monument on the North right of way line of Levy County Road No. C-347 and an intersection with a non-tangent curve concave to the Northeast with a radius of 2412.56 feet and a central angle of 06 degrees 53 minutes 38 seconds; thence Northwesterly along said right of way and the arc of said curve, 290.29 feet to the point of tangency; thence North 49 degrees 06 minutes 59 seconds West along the said North right of way line of Levy County Road No. C-347, a distance of 683.60 feet; thence leaving said North right of way, North 40 degrees 53 minutes 01 seconds East, a distance of 605.60 feet; thence South 49 degrees 06 minutes 59 seconds East a distance of 456.02 feet to a concrete monument and the Point of Beginning.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS

[Signature]
Thomas Peters

Arielle Gray
WITNESS PRINTED NAME

[Signature]
WITNESS

[Signature]
Sheryl Peters

Amber Collins
WITNESS PRINTED NAME

STATE OF FLORIDA
COUNTY OF DIXIE

The foregoing instrument was acknowledged before me this 29th day of July, 2019, by Thomas Peters and Sheryl Peters.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: drivers license

