

Rec. \$18.50  
DS \$5,950.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Fred N. Roberts, Jr., Esq.  
Klein & Klein, LLC  
40 SE 11th Ave.  
Ocala, Florida 34471  
Our File No.: F2022112

Property Appraisers Parcel Identification (Folio) Number: 28353-004-00

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

THIS WARRANTY DEED, made the 30 day of August, 2022 by JAMES S. WILKERSON and LYNDA C. WILKERSON, husband and wife, whose post office address is 1027 SE 5th Street, Ocala, FL 34471, herein called the Grantors, to ERIN JANE SCHLICHTER, whose post office address is 1027 SE 5th Street, Ocala, FL 34471, 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)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$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 MARION County, State of Florida, viz.:

**The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:**

**PARCEL 1:**

**THE SOUTH 33 FEET OF THE FOLLOWING:**

**BEGINNING AT A POINT 5 FEET EAST OF THE SOUTHEAST CORNER OF LOT 1, BUCKALEW PARK, OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK D, PAGE 9, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 40 FEET; THENCE WEST 162.5 FEET TO A POINT 141 FEET WEST OF THE EAST BOUNDARY OF LOT D AS EXTENDED NORTH HIGHLANDS PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 7, THENCE NORTH 40 FEET; THENCE EAST 162.5 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY OF NEWBERRY STREET WITH THE NORTH BOUNDARY OF SOUTH FIFTH STREET OCALA, FLORIDA; THENCE WEST ALONG THE NORTH BOUNDARY OF SOUTH FIFTH STREET 141 FEET TO A POINT 141 FEET WEST OF THE EAST BOUNDARY OF LOT D, HIGHLANDS PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 7, THENCE NORTH 255 FEET; THENCE EAST 141 FEET TO THE WEST BOUNDARY OF NEWBERRY STREET; THENCE SOUTH ALONG WEST BOUNDARY OF NEWBERRY STREET 255 FEET TO THE POINT OF BEGINNING.**

**SUBJECT** to easements, restrictions and reservations of record, if any, and taxes for the year 2022 and thereafter.

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

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

**AND**, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2021.

File No.: F2022112

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

Signed, sealed and delivered in the presence of:

Carolyn K. Roberts

Witness #1 Signature

Carolyn K. Roberts

Witness #1 Printed Name

Witness #2 Signature

**FRED N. ROBERTS, JR.**

Witness #2 Printed Name

JAMES S. WILKERSON  
JAMES S. WILKERSON

LYNDA C. WILKERSON  
LYNDA C. WILKERSON

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30<sup>th</sup> day of August, 2022, by JAMES S. WILKERSON and LYNDA C. WILKERSON, who are personally known to me or have produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

FRED N. ROBERTS, JR.

Printed Notary Name  
My Commission Expires:

«{NOTARY\_SEAL}»

