

This Instrument Prepared by and Return to:
Roberta O. Getzan
Morgan & Getzan, PLLC
234 East Duval Street
Lake City, Florida 32055

Grantee:
JON LESLIE HASKEW and KIMBERLY JO HASKEW, Trustees, or their Successors in trust, under the JON AND KIMBERLY HASKEW LIVING TRUST dated January 7, 2025, and any amendments thereto

Parcel Identification Number(s):
17-5S-17-09280-102 (45397)

Inst: 202512004124 Date: 02/27/2025 Time: 9:18AM
Page 1 of 3 B: 1534 P: 724, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *[Signature]*
Deputy Clerk Doc Stamp-Deed: 0.70

CORRECTIVE WARRANTY DEED
(Enhanced Life Estate)

THIS WARRANTY DEED, made this 20th day of February 2025, between **JON L. HASKEW and KIMBERLY J. HASKEW, husband and wife**, whose post office address is 3431 SW Custom Made Circle, Lake City, Florida 32024 (herein "Grantors"), and **JON LESLIE HASKEW AND KIMBERLY JO HASKEW, Trustees, or their successors in trust, under the JON AND KIMBERLY HASKEW LIVING TRUST, dated, dated January 7, 2025, and any amendments thereto** whose post office address is 3431 SW Custom Made Circle, Lake City, Florida 32024 (hereinafter "Grantees").

The terms Grantors and Grantee, shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantee forever the following described property in **COLUMBIA County, Florida:**

LOT 2 of OAKS OF LAKE CITY, PHASE 1, a subdivision according to the plat thereof as recorded in Plat Book 9 pages 46-52, public records of Columbia County, Florida

N.B. The purpose of this Corrective Warranty Deed is to correct the legal description contained in the Warranty Deed recorded in Official Records Book 1532, Page 1976, of the Public Records of Columbia County, Florida

SUBJECT TO all reservations, restrictions and easements of record, if any.

Grantors reserve unto themselves, for and during both of their lifetimes, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantors

further reserve unto themselves, for and during both of their lifetimes, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of, in whole or in part, or grant any interest therein, to the aforementioned premises, by gift, sale, or otherwise, with or without consideration, so as to terminate the interests of the Grantees, as Grantors in their sole and absolute discretion shall decide, except that Grantors shall not have the right to dispose of the property by devise upon their deaths.

Grantors further reserve unto themselves the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantees may possess under this deed. Grantees shall hold a remainder interest in the property described herein and upon the death of the last Grantor, if the property described herein has not been previously disposed of prior to the death of the last Grantor, all right and title to the property remaining shall fully vest in Grantees, subject to such liens and encumbrances as may exist at that time. Grantors shall have no liability for waste. Grantors shall have full power and authority to dispose of the property during Grantors' lifetimes, without joinder of the remainder holder, and Grantors shall have full power to retain all proceeds generated by any disposition of the property during Grantors' lifetimes.

TOGETHER WITH all the tenements, hereditaments, privileges, appurtenances, thereto belonging or in any way appertaining to the said property.

Grantors hereby covenant with said Grantees that 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; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the said described property, in trust, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference.

The subject property is the homestead of the Grantor, who is the primary beneficiary of the Trust. The Trustees, and their successors, are hereby conferred with full power and authority to use, possess, and occupy this real property as Homestead, as well as protect and conserve said property; to sell, contract to sell, and grant options to purchase said property and any rights, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any person or entity, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever, in, to or about said property or any part thereof, and otherwise to manage and dispose of the above property as Trustee under the provisions of Section 689.071, Florida Statutes (or any successor statute).


No party dealing with said Trustee in relation to said property in any manner whatsoever, shall be (a) obliged to see to the application of any purchase money, rent, or money borrowed or otherwise advanced on said property, (b) obliged to see that the terms of the trust have been complied with (c) obliged to inquire into the authority, necessity or expedience of any act of said Trust or Trustee, or (d) privileged to inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease or other instrument executed by the then current Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest

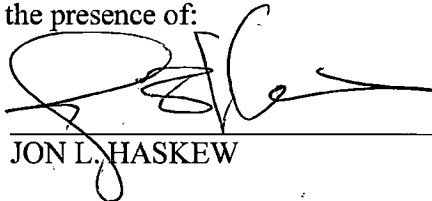
thereunder: (a) that at the time of the delivery thereof the Trust was in full force and effect, (b) that such instrument was executed in accordance with the terms and conditions hereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver such instrument, and (d) that (upon filing an affidavit stating that they are the current Trustee) any successor Trustee has been properly appointed and is fully vested with all the title, estate, rights, powers, duties and obligations of their predecessor in trust.


The interest of every beneficiary under said Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of said property. Such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any right, title or interest, legal or equitable, in or to said property, as such, but only an interest in the earnings, avails and proceeds.

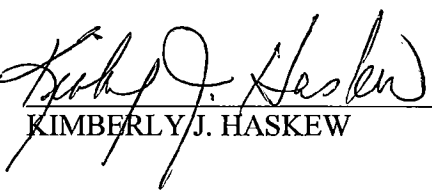
This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written. Signed, sealed and delivered in the presence of:


CASSANDRA LENTS, Witness as to both parties
234 East Duval Street, Lake City, Florida 32055


JON L. HASKEW (SEAL)

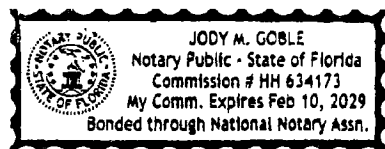

JODY M. GOBLE, Witness as to both parties
234 East Duval Street, Lake City, Florida 32055


KIMBERLY J. HASKEW (SEAL)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of February 2025, by **JON L. HASKEW and KIMBERLY J. HASKEW**, husband and wife, who are personally known to me or who have produced Fla. DL as identification.




Notary Public, State of Florida