

Prepared by and return to:
Paulette N. Bridges
135 NW Olive Gln
Lake City, FL 32055

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

ENHANCED LIFE ESTATE DEED

THIS WARRANTY DEED made this 16 day of February, 2026 by **Larry W. Bridges and Paulette N. Bridges, Husband and Wife**, whose post office address is 135 NW Olive Gln, Lake City, FL 32055, of the County of Columbia, State of Florida, hereinafter called the Grantor, to **Larry W. Bridges and Paulette N. Bridges, Husband and Wife**, whose post office address is 135 NW Olive Gln, Lake City, FL 32055, of the County of Columbia, State of Florida, conveying the property herein described for a Life Estate, without any liability for waste, and with full power and authority in the life of the tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to **Betsy Roberts** (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 TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in COLUMBIA County, Florida, viz:

*DESCRIPTION PARCEL A:
COMMENCE AT THE SW CORNER OF THE NW 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N88°52'00"E., ALONG THE SOUTH LINE OF SAID NW 1/4, 1169.72 FEET; THENCE N12°14'20"E., 205.58 FEET; THENCE N88°49'50"E., 206.14 FEET; THENCE N12°14'29"E., 267.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW OLIVE GLEN; THENCE CONTINUE N12°14'29"E., 321.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N12°14'29"E., 327.48 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW IVY GLEN; THENCE N88°52'00"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE 217.80 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #441; THENCE S12°14'29"W., ALONG SAID WEST RIGHT-OF-WAY LINE 327.48 FEET; THENCE S88°52'00"W., 217.80 FEET TO THE POINT OF BEGINNING. CONTAINING 1.59 ACRES MORE OR LESS.*

NOTE: The Grantor specifically reserves the right (i) to revoke the remainder interest hereunder and divest the remainderman and re-vest the life tenant with fee simple title without joinder of the remainderman, or (ii) to convey the remainder interest created hereunder to another remainderman; all without joinder of the remainderman established under this deed.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

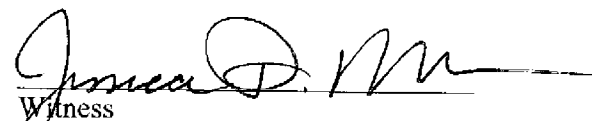
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the 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; and hereby 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 as mentioned above.

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

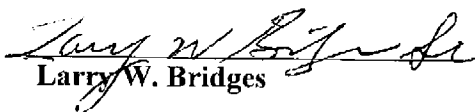
Signed, sealed and delivered in the presence of:


Witness

Print Name and Address:
Jessica D. Moore

426 SW Commerce Dr.#145

Lake City, FL 32025


Larry W. Bridges


Witness

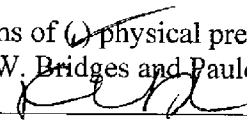
Print Name and Address:
Savannah H. Raulerson

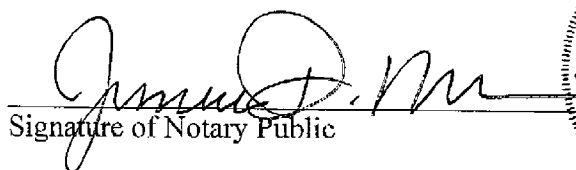
426 SW Commerce Dr.#145

Lake City, FL 32025


Paulette N. Bridges

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of February, 2026, by Larry W. Bridges and Paulette N. Bridges, who is personally known to me or has produced  as identification.


Signature of Notary Public

