

This instrument prepared by and when recorded return to:

Lloyd E. Peterson, Jr., Esq.
905 SW Baya Drive
Lake City, Florida 32025

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the legal description, the quantity of lands, included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 202512019709 Date: 08/29/2025 Time: 2:49PM
Page 1 of 3 B: 1548 P: 249, James M Swisher Jr, Clerk of Court
Columbia, County, By: *VGJE*
Deputy Clerk Doc Stamp-Deed: 0.70

Columbia County Parcel ID: #28-3S-16-02372-130

(Space above this line reserved for recording office use only)

WARRANTY DEED

(Enhanced Life Estate with Fee Simple Remainder)

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: **GROVER W. CLARDY, a Single Man, 382 NW Emerald Lakes Dr., Lake City, FL 32055.**

N.B.: Grantor warrants that the subject property is the Grantor's homestead property within the meaning set forth in the Constitution of the State of Florida.

N.B.: The purpose of this Deed is for Estate Planning.

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

"Life Estate Grantee" name and address is: **GROVER W. CLARDY, A Single Man, 382 NW Emerald Lakes Dr., Lake City, FL 32055.**

"Remainderman Grantee" name and address are: **CALVIN FORREST CLARDY and TERRY EZELLE, as tenants in common, 382 NW Emerald Lakes Dr., Lake City, FL 32055.**

N.B.: Remainderman Grantees are the Grantor's brothers.

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

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4. CONVEYANCE OF REAL PROPERTY

The Grantor, for and in consideration of the sum of \$10.00, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed, and sold to the said Grantee **GROVER W. CLARDY**, without liability for waste, and with full power and authority in said life 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 remainder man, and with full power and authority to retain any and all proceeds generated thereby, **and** the remainder to remainderman Grantee, the following described property in **COLUMBIA** County, Florida:

Lot 30, Emerald Lakes, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 104, of the Public Records of Columbia County, Florida.

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

Grantor (that is also Life Estate Grantee) reserves unto himself/herself, for and during his/her lifetime, a) the exclusive possession, use, and enjoyment of the rents and profits of the property described herein, b) the full power and authority 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 aforementioned premises, by gift, sale, or otherwise, with or without consideration, without joinder of the remainderman, so as to terminate the interest of the Grantee(both Life Estate Grantee and Remainderman Grantee), as Grantor/Life Estate Grantee in his/her sole and absolute discretion shall decide, except that Grantor/Life Estate Grantee shall not have the right to dispose of the property by devise upon his/her death, and c) the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Remainderman Grantee shall hold a remainder interest in the property described herein and upon the death of Grantor/Life Estate Grantee, if the property described herein has not been previously disposed of prior to Grantor's/Life Estate Grantee's death, all right and title to the property remaining shall fully vest in Grantee **CALVIN FORREST CLARDY and TERRY EZELLE, as tenants in common**, subject to such liens and encumbrances as may exist at that time.

TOGETHER WITH all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), privileges, easements (right to use land of another), and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

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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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this deed on August 6, 2025.

Signed, sealed and delivered
in the presence of:

[Signature]
Signature of Witness #1
Print Name: MARQUIA PEREZ
Address: 2910 NEW 27TH AVE
OCALA, FL 34915

[Signature]
GROVER W. CLARDY, Grantor
382 NW Emerald Lakes Drive
Lake City, FL 32055

[Signature]
Signature of Witness #2
Print Name: DOROTHY DANIELS
Address: 1854 SW SUBY CT
LAKE CITY, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of August, 2025 by **GROVER W. CLARDY**, a Single Man, who is personally known, or has produced a Florida Driver's License as identification.

(NOTORIAL SEAL)

[Signature]
Notary Public - State of Florida
Print Name:
My Commission Number:
My Commission Expires:

