

Prepared by and return to:

This instrument prepared by:

McCullough Legal Services

2477 Stickney Point Rd Unit 200A

Sarasota, FL 34231

(941) 484-9714

Prepared without examination of Title

Reid McCullough

[Space Above This Line For Recording Data]

Quit Claim Deed to Enhanced Life Estate

Made this 22 day of January, 2026 A.D. by **Tim R. Perrault, A Single Man**, whose post office address is **394 SW Sonoma Way, Fort White, FL 32038**, hereinafter called the grantor, and **Tim R. Perrault, A Single Man**, whose post office address is **394 SW Sonoma Way, Fort White, FL 32038**, as to a life estate without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease and otherwise dispose of the property described in fee simple with or without consideration, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the last life tenant, the remainder, if any, distributed to **Jennifer Van Cura, A Single Woman**, whose post office address is **4726 Old Farm Rd, Sarasota, FL 32038**, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Columbia County, FL viz:

Lot 7, Quail Ridge, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 61, of the Public Records of Columbia County, Florida.

Parcel Identification Number: 35-6S-16-04066-009

The above-described property is conveyed without the benefit of title examination based on the representations of the Grantors herein.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of said grantor, either in law or equity, to the only property use, benefit and behoof of the said grantee forever.

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

Signed, Sealed and Delivered in Our Presence:

Witness

Printed Name: Reid McCullough
Mailing Address: 2477 Stickney Point Rd Unit 200A
Sarasota, FL 34231

[Handwritten Signature]

Witness

Printed Name: Hillary McCullough
Mailing Address: 2477 Stickney Point Rd Unit 200A
Sarasota, FL 34231

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,
this 22nd day of January, 2026 by Tim R. Perrault, who is personally known or has produced
valid DL as identification.

[Seal]

[Handwritten Signature]

Tim R. Perrault

[Handwritten Signature]

Notary Public
Print Name: _____
My Commission Expires: _____

