

Inst. Number: 202112016473 Book: 1444 Page: 2760 Page 1 of 4 Date: 8/17/2021 Time: 10:50 AM
James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.70

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

Inst: 202112016473 Date: 08/17/2021 Time: 10:50AM
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Columbia County, Fl: VL
Deputy Clerk Doc Stamp Deed: 0.70

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
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.

ENHANCED LIFE ESTATE DEED

THIS INDENTURE made this 6th day of August, 2021, between **JAMES DWIGHT PETTYJOHN**, whose mailing address is 1811 SW Country Road 242 -A, Lake City, Florida 32025, (herein Grantor), and **PAMELA PETTYJOHN**, whose mailing address is 482 SW Riverside Ave., Fort White, Florida 32038, as tenants in common, (herein Grantee).

The terms Grantor 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 Grantor, 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:

SEE ATTACHED EXHIBIT "A"

Tax Parcel No.: 35-4S-16-03283-003

N. B. In the event my daughter **PAMELA PETTYJOHN** or her heirs, successors, or assign ("offeror") decide to sell or otherwise transfer all or any portion of their interest in the real property devised herein, then my son **JAMES DWIGHT PETTYJOHN, JR.** ("offeree") shall have the right of first refusal to purchase the real property. In such event the offeror selling will first offer the property to offeree upon the same terms and conditions as the property is or would be sold to a third party; and the offeree shall have 30 days from receipt of the offer to agree to purchase the property on the same terms and conditions as offered to a third party. If the offeree fails to accept the offer in 30 days, the property maybe sold or transferred to the third party on terms no more favorable that offered. This restriction shall not prevent Grantee's transfer of the property to her heirs at law subject to this same restriction. This restriction shall terminate upon the death of my son **JAMES DWIGHT PETTYJOHN, JR.**

Grantor reserves unto himself, for and during his lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto himself, for and during his lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage

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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 interest of the Grantee, as Grantor in his sole and absolute discretion shall decide, except that Grantor shall not have the right to dispose of the property by devise upon his death.

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

SUBJECT TO easements and restrictions of record and taxes.

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

IN WITNESS WHEREOF the said Grantor have executed this deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Print or Type Name

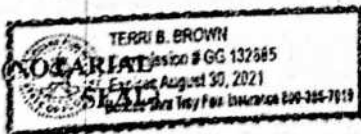
Witness

Print or Type Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

James Dwight Pettyjohn (SEAL)
JAMES DWIGHT PETTYJOHN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of August, 2021, by JAMES DWIGHT PETTYJOHN who is personally known to me or who has produced a Florida Driver's License as identification.



Terri B. Brown
Notary Public, State of Florida

My Commission Expires: 8/30/2021

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Joinder of Spouse

By executing or joining this deed, I, the undersigned Melinda Pettyjohn intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than to me.

Signed, sealed and delivered
in the presence of:

Witness

Print or Type Name

Witness

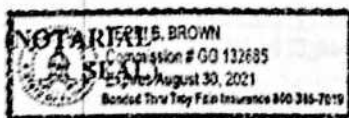
Terri B. Brown
Print or Type Name
STATE OF FLORIDA
COUNTY OF COLUMBIA

Melinda Pettyjohn (SEAL)
MELINDA PETTYJOHN

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 6th day of August, 2021, by MELINDA PETTYJOHN who is personally know to me or who has produced a Florida Driver's License as identification.

Terri B. Brown
Notary Public, State of Florida

My Commission Expires: 8/30/2021



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EXHIBIT "A"

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 35: A part of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 35, Township 4 South, Range 16 East, more particularly described as follows: BEGIN at the Southwest Corner of said N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and run N 7°50'02"E, along the West Line thereof 647.62 feet to the Northwest Corner of the said S $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$; thence N 89°01'05"E, along the North Line thereof 1807.09 feet; thence S 7°50'02"W, 649.13 feet to the South Line of the said N $\frac{1}{2}$ of SW $\frac{1}{4}$; thence S 89°03'55"W, 1806.86 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. SUBJECT TO existing maintained road right-of-way along the West side thereof.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

LESS AND EXCEPT:

COMMENCE at the Southwest corner of Section 35, Township 4 South, Range 16 East, Columbia County, Florida, and run North 07°04'58" East along the West line of Section 35 a distance of 1296.36 feet to the POINT OF BEGINNING; thence continue North 07°04'58" East along the West line of Section 35 a distance of 1085.08 feet; thence North 88°13'25" East a distance of 65.67 feet; thence South 06°48'43" West a distance of 1084.44 feet; thence South 88°20'26" West a distance of 70.80 feet to the POINT OF BEGINNING.

Containing 1.68 acres (gross), more or less. SUBJECT TO: 0.44 acres, more or less, within the maintained Right-of-Way of a county maintained road.

Containing 1.24 acres (net), more or less.