

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, 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.

Columbia County Parcel ID:# 31-3S-16-02418-002

Inst: 202312018070 Date: 09/27/2023 Time: 10:26AM
Page 1 of 3 B: 1499 P: 1548, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

(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: **THOMAS STEVE THOMAS, an un-remarried man, 691 SW Gunther Ct., Lake City, FL 32024.**

N.B.: Grantors Warrants that the subject property is not the Grantors' homestead within the meaning set forth in the Constitution of the State of Florida.

N.B.: Grantor THOMAS STEVE THOMAS is one in the same as Life Estate Grantee THOMAS STEVEN THOMAS.

N.B.: The purpose of this deed is for Estate planning purposes.

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

2. IDENTIFICATION OF GRANTEE

"Life Estate Grantee(s)" name and address is: **THOMAS STEVEN THOMAS, 691 SW Gunther Ct., Lake City, FL 32024.**

"Remainderman Grantee" name and address is: **SHANNON ELAINE THOMAS and TREVOR STEVEN THOMAS, as tenants in common in fee simple, 691 SW Gunther Ct., Lake City, FL 32024.**

N.B.: The Remainderman Grantee are the adult children of the Grantor.

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 **THOMAS STEVEN THOMAS**, 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, the following described property in **COLUMBIA** County, Florida:

The SW 1/4 of SE 1/4 of Section 31, Township 3 South, Range 16 East, Columbia County, Florida.

LESS AND EXCEPT

TOWNSHIP 3 SOUTH – RANGE 16 EAST

Section 31: Commence at the Southwest Corner of SW 1/4 of SE 1/4 of Section 31, Township 3 South, Range 16 East, Columbia County, Florida; run thence along the West line of said SW 1/4 of SE 1/4 N 0°13' E, 619.57 feet to the Southwest Corner of tract and the POINT OF BEGINNING; continue N 0°13' E, 208.0 feet; run thence S 89°47' E, 209.42 feet; run thence S 0°13' W, 208.0 feet; run thence N 89°47' W, 209.42 feet to POINT OF BEGINNING. All lying and being in the SW 1/4 of SE 1/4, Section 31, Township 3 South, Range 16 East, Columbia County, Florida.

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

Parcel Identification Number: 31-3S-16-02418-002

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 Remainderman **SHANNON ELAINE**

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THOMAS and TREVOR STEVEN THOMAS, as tenants in common in fee simple, subject to such liens and encumbrances as may exist at that time.

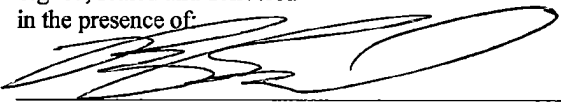
TOGETHER WITH all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), privileges, easements (right to use land of another), and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

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.

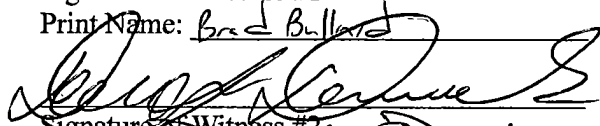
IN WITNESS WHEREOF, Grantor has executed this deed on September 26, 2023.

Signed, sealed and delivered
in the presence of:



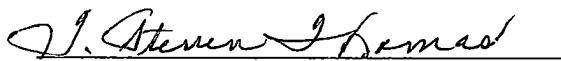
Signature of Witness #1

Print Name: Brian Bullard



Signature of Witness #2

Print Name: Dorothy Daniels



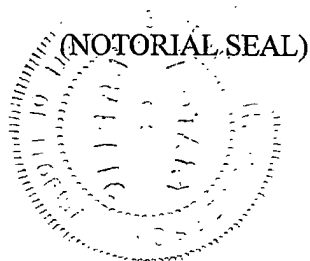
THOMAS STEVE THOMAS, Grantor

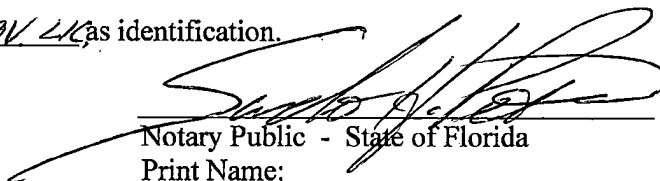
691 SW Gunther Ct.

Lake City, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of September, 2023 by **THOMAS STEVE THOMAS** a/k/a **THOMAS STEVEN THOMAS**, who ☐ is personally known or, if not personally known to me, who ☒ produced FLORIDA DAV LIC as identification.





Notary Public - State of Florida

Print Name:

Commission Expires:

