

This instrument prepared by and when recorded return to:

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

Inst: 202112022462 Date: 11/03/2021 Time: 1:45PM
Page 1 of 3 B: 1451 P: 1969, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
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, legal description, 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.

Columbia County Parcel ID#:34-3S-16-02461-123 (10010)

(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: **BILL A. ANSLEY, a Single Man, 428 NW Forest Meadows Ave., Lake City, Florida 32055.**

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

N.B.: Grantor became 100% owner when the co-owner LENORE S. BOUCHER executed a Quit Claim Deed on September 17, 2021 of her interest to BILL A. ANSLEY. See Deed recorded in the Official Records Book 1449, Page 924 of the public records of Columbia County, Florida. Also note, that the Warranty Deeds recorded in the Official Records Book 889, Page 1233 (Lot 24) and Page 1246 (Lot 23) listed the Grantors as BILLA. ANSLEY and LENORE S. BOCHER, as joint tenants with right of survivorship. LENORE S. BOCHER became deceased on October 8, 2021. See Death Certificate recorded with this Deed.

N.B.: Subject property is the Grantor's homestead within the meaning set forth in the constitution of the state of Florida.

2. IDENTIFICATION OF GRANTEE

"Life Estate Grantee" name and address is: **BILL A. ANSLEY, A Single Man, 428 NW Forest Meadows Ave., Lake City, Florida 32055.**

"Remainderman Grantee" name and address are: **KATHLEEN ANSLEY CASTILLO, Individually, 578 Handy Rd., Hiram, GA 30141-1925 and KRISTIE A. ANSLEY, Individually, 11610 Baltic St., Orlando, FL 32817, as tenants in common.**

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

N.B.: The Remainderman Grantee is the Grantor's children.

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.

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 **BILL A. ANSLEY**, 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:

Lots 23 and 24, FOREST PLANTATION UNIT ONE, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 166-167 of the public records of Columbia County, Florida.

SUBJECT TO restrictions, easements and outstanding mineral rights of record, if any, and taxes for the year 2021 and all subsequent years.

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 in his/her sole and absolute discretion shall decide, except that Grantor 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 the Life Estate 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 **KATHLEEN ANSLEY CASTILLO and KRISTIE A. ANSLEY**, 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.

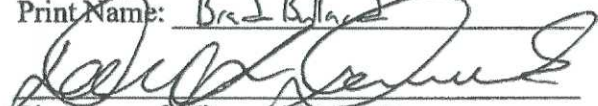
IN WITNESS WHEREOF, Grantor has executed this deed on November 1, 2021.

Signed, sealed and delivered in the presence of:



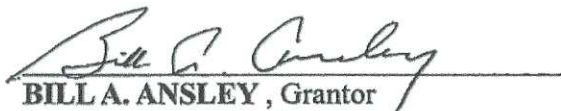
Signature of Witness #1

Print Name: Brenda Ballard



Signature of Witness #2

Print Name: DOROTHY DANIELS



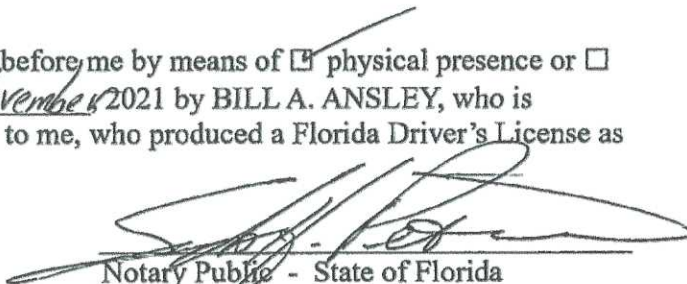
BILL A. ANSLEY, Grantor
428 NW Forest Meadows Ave.
Lake City, Florida 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of November 2021 by BILL A. ANSLEY, who is personally known or, if not personally known to me, who produced a Florida Driver's License as identification.

(NOTORIAL SEAL)





Notary Public - State of Florida

Print Name:

Commission Expires:

