

Prepared by and return to:
Richard I. Kantner, Jr., Esq.
The Kantner Law Firm, PL
424 – 22nd Avenue N.
St. Petersburg, FL 33704
(727) 781-8201

Consideration: \$10.00
Documentary Stamp Tax: \$.70

PIN#: 02-4S-15-00327-000

Inst: 202412008736 Date: 04/29/2024 Time: 3:11PM
Page 1 of 3 B: 1513 P: 952, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

TITLE NOT EXAMINED and preparer does not guarantee Merchantability or Marketability.

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 18 day of April, 2024, by and between **JUDY ELAINE MCHUGH, a single person**, whose address is: 3637 Coppertree Circle, Brandon, FL 33511 ("Grantor") and **JUDY ELAINE MCHUGH, a single person**, for life, whose address is: 3637 Coppertree Circle, Brandon, FL 33511 ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee a life estate, without any 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 remainderman, and with full power and authority to retain any and all proceeds generated thereby, and the remainder to

KAREN LISA MCHUGH,

the following described land, situate, lying and being in **COLUMBIA COUNTY, FLORIDA**, to-wit:

SEE EXHIBIT "A" ATTACHED

IN WITNESS WHEREOF, Grantor has executed this deed on the date first above written.

Executed in the presence of:

[Signature]
Witness #1 sign above
Printed Name: Loni Dubin
Address: 334 Oakfield Dr
Brandon, FL 33511

[Signature]
JUDY ELAINE MCHUGH

[Signature]
Witness #2 sign above
Printed Name: Grace Fitzgerald
Address: 334 Oakfield Dr
Brandon, FL 33511

STATE OF FLORIDA
COUNTY OF

Hillsborough

BE IT KNOWN THAT on this 18th day of April, 2024, before me, a Notary Public in and for the State of FLORIDA, duly commissioned and sworn, appeared **JUDY ELAINE MCHUGH**,

(check one box) ☐ to me personally known, or ☒ has produced a State of FL driver's license as identification, and

(check one box) appeared by means of ☒ physical presence or ☐ online notarization, and who executed the within instrument and acknowledged the within instrument to be his/her act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

[Signature]

Notary Public

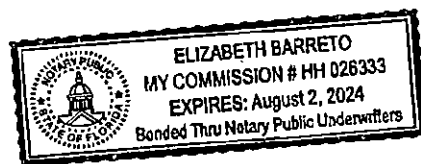


EXHIBIT "A"

Legal Description:

Commence at the NW corner of Section 2, Township 4 South, Range 15 East, Columbia County, Florida, and run N 87°16'07" E along the North line of Section 2, a distance of 1360 feet to the East right-of-way line of State Road No. 252-A, said point being on the arc of a curve concave to the East and having a total central angle of 6°38'02" and a radius of 2824.79 feet; thence Southeasterly along the arc of said curve and along the East right-of-way line, said State Road No. 252-A, a distance of 162.35 feet to the point of tangency, said curve; thence S 8°18'28" E, still along said East right-of-way line 47.65 feet to the Point of Beginning; thence N 87°16'07" E and parallel to the North line of said Section 2, a distance of 420.00 feet; thence S 4°12'12" E, 695.68 feet; thence N 88°10'54" W, 420.00 feet to a point on said East right-of-way line, said point being the point of curve of a curve concave to the West and having a total of central angle of 10°07'34" and a radius of 2904.79 feet; thence Northwesterly along the arc of said curve and along said East right-of-way line 513.38 feet to the point of tangency, said curve; thence N 8°18'28" W, still along said East right-of-way line 150.17 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record and taxes for the current year and years thereafter.