

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: [REDACTED]

DATE ISSUED: [REDACTED]

DECEDENT INFORMATION

DATE FILED: [REDACTED]

NAME: CLAIRE DIANE PERRY

DATE OF DEATH: [REDACTED]

SEX: FEMALE SSN: [REDACTED]

AGE: [REDACTED]

DATE OF BIRTH: [REDACTED]

BIRTHPLACE: [REDACTED]

PLACE OF DEATH: [REDACTED]

FACILITY NAME OR STREET ADDRESS: [REDACTED]

LOCATION OF DEATH: [REDACTED]

RESIDENCE: [REDACTED]

COUNTY: [REDACTED]

OCCUPATION, INDUSTRY: [REDACTED]

EDUCATION: [REDACTED]

EVER IN U.S. ARMED FORCES? NO

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: DIVORCED

SURVIVING SPOUSE NAME: NONE

FATHER'S/PARENT'S NAME: [REDACTED]

MOTHER'S/PARENT'S NAME: [REDACTED]

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: [REDACTED]

RELATIONSHIP TO DECEDENT: [REDACTED]

INFORMANT'S ADDRESS: [REDACTED]

FUNERAL DIRECTOR/LICENSE NUMBER: [REDACTED]

FUNERAL FACILITY: [REDACTED]

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: [REDACTED]

CERTIFIER INFORMATION

TYPE OF CERTIFIER: [REDACTED]

TIME OF DEATH (24 HOUR): [REDACTED]

CERTIFIER'S NAME: [REDACTED]

CERTIFIER'S LICENSE NUMBER: [REDACTED]

NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT APPLICABLE

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

DATE CERTIFIED: [REDACTED]

CAUSE OF DEATH AND INJURY INFORMATION

THIS PORTION IS CONFIDENTIAL PER
FLORIDA STATUTE 382.008 AND
382.025THIS PORTION IS CONFIDENTIAL PER
FLORIDA STATUTE 382.008 AND
382.025

UNKNOWN

PART II - OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I:

AUTOPSY PERFORMED? NO

DATE OF SURGERY:

REASON FOR SURGERY:

PREGNANCY INFORMATION: NOT PREGNANT WITHIN PAST YEAR

DATE OF INJURY: NOT APPLICABLE

TIME OF INJURY (24 HOUR):

INJURY AT WORK?

LOCATION OF INJURY:

DESCRIBE HOW INJURY OCCURRED:

PLACE OF INJURY:

IF TRANSPORTATION INJURY, STATUS OF DECEDENT:

TYPE OF VEHICLE:

[Signature], STATE REGISTRAR

REQ: [REDACTED]

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THIS DOCUMENT WILL NOT PRODUCE A COLOR COPY.

DH FORM 1947 (08/01/2022)

CERTIFICATION OF VITAL RECORD



* 6 2 5 2 7 8 4 8 *

Inst: 202512014287 Date: 06/20/2025 Time: 4:25PM
Page 1 of 1 B: 1543 P: 134 James M Swisher Jr, Clerk of Court
Columbia County, By: VC
Deputy Clerk

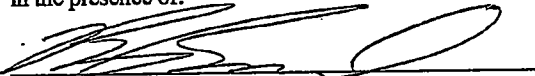
VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

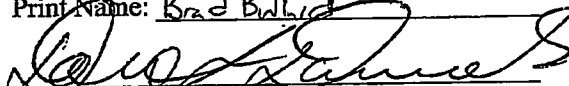
against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this deed on August 26, 2022.


Signed, sealed and delivered
in the presence of:


Signature of Witness #1

Print Name: Brad Bullock

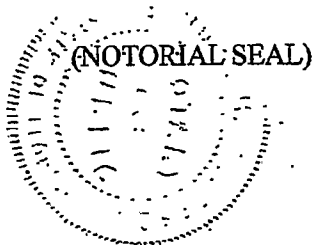

Signature of Witness #2


Print Name: DOROTHY DANIELS

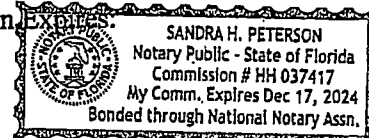

CLAIRE KEITH PERRY, Grantor
216 SW Broderick Dr.
Lake City, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument (Warranty Deed – Enhanced Life Estate with Fee Simple Remainderman)
was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
26th day of August, 2022 by **CLAIRE KEITH PERRY**, a Single Woman, who is
personally known to, or, if not personally known to me, who produced FL. DRIV. LIC., as
identification.




Notary Public - State of Florida
Print Name:
Commission:



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 **CLAIRE KEITH PERRY**, 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:

Lot 16, CENTURY OAKS, a Subdivision according to the plat thereof recorded in Plat Book 4, Page 90 of the public records of Columbia County, Florida.

SUBJECT TO: Restrictions recorded in Official Record Book 411, Pages 595-599 of the public records of Columbia County, Florida.

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 Grantee to **JULIE DIANE MORRIS**, in fee simple remainder, 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

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.

Inst: 202212016958 Date: 08/30/2022 Time: 10:52AM
Page 1 of 3 B: 1474 P: 1022, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *luc*
Deputy Clerk Doc Stamp-Deed: 0.70

Columbia County Parcel No.: Part of #18-4S-17-08467-017

(Space above this line reserved for recording office use only)

WARRANTY DEED

(Enhanced Life Estate with Fee Simple Remainder after Life Estate)

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: **CLAIRE DIANE KEITH PERRY, a Divorced and Single Person, 216 SW Broderick Dr., Lake City, FL 32055.**

N.B.: Grantor warrants that at the time of this conveyance, that subject property is and remains the homestead property of Grantor/Life Estate Grantee.

N.B.: The Grantor CLAIRE DIANE KEITH PERRY is the same person as the Life Estate Grantee CLAIRE KEITH PERRY.

N.B.: The purpose of this deed is for estate planning purposes and thus creating a Remainderman Grantee which only vests upon Grantor/Life Estate Grantee's death.

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

2. IDENTIFICATION OF GRANTEE

"Life Estate Grantee" name and address is: **CLAIRE KEITH PERRY, a Single Person, 216 SW Broderick DR., Lake City, FL 32055.**

"Remainderman Grantee" name and address is: **JULIE DIANE MORRIS, 216 SW Broderick Dr., Lake City, FL 32055.**

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

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