

**Prepared By and Return To:**  
**Kimberly G. Bosshardt, Esq.**  
**Bosshardt Law Group, LLC**  
5532 NW 43rd Street  
Gainesville, FL 32653  
File #2023-115

***THIS INSTRUMENT HAS BEEN PREPARED WITHOUT BENEFIT OF SEARCH, NO  
OPINION OF TITLE HAS BEEN STATED OR IMPLIED.***

[ Space Above This Line For Recording Data ]

## **WARRANTY DEED**

### **ENHANCED LIFE ESTATE**

This Warranty Deed made this February 7, 2023 between **Margaret Hudson Greene, unmarried widow**, hereinafter called the grantor, to **Margaret Hudson Greene, as a life estate with the remainder to, David Cleveland Greene and Jessica Michelle Finch, together as joint tenants with the rights of survivorship**, whose post office address is: 782 Southwest Riverside Avenue, Fort White, FL 32038, hereinafter called the grantee:

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$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, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

### **SEE EXHIBIT A**

GRANTOR reserves unto him/herself, for and during Grantor's lifetime, the exclusive possession, use and enjoyment of the rents and profits of the Property without any liability for waste. Grantor further reserves unto him/herself, for and during Grantor's lifetime, the right, without joinder of Grantee, to sell, encumber by mortgage, pledge, lien, or otherwise, manage or dispose of, in whole or in part, or grant any interest in the Property, by gift, sale, or otherwise, so as to terminate the interest of Grantee, and with full power and authority to retain any and all proceeds generated thereby, as Grantor in his/her sole discretion shall decide, except to dispose of the Property, if any, by devise upon Grantor's death. Grantor further reserves unto him/herself the right without the joinder of Grantee, to cancel this Deed by further conveyance, which conveyance shall terminate any and all rights which Grantee may possess by reason of this Deed.

GRANTEE shall hold a remainder interest in the Property and, upon the death of Grantor, if the Property has not been previously disposed of prior to Grantor's death, all remaining right, title and interest of Grantor, if any, in and to the Property shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

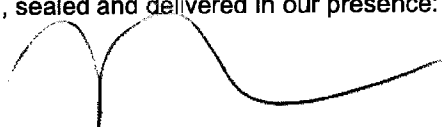
To Have and to Hold, the same in fee simple forever.

## WARRANTY DEED – Continued

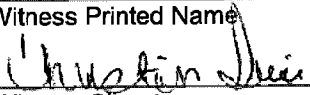
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that land is free of all encumbrances subject to taxes for **2023** and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**In Witness Whereof, grantor** has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

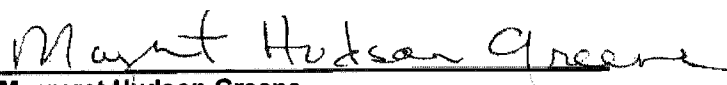
  
1<sup>st</sup> Witness Signature  
Kimberly Bosshardt

1<sup>st</sup> Witness Printed Name

  
2<sup>nd</sup> Witness Signature

Christina Smith

2<sup>nd</sup> Witness Printed Name


  
Margaret Hudson Greene

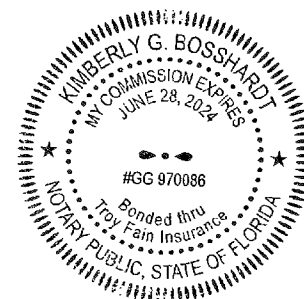
State of FL  
County of ALACHUA

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of

X physical presence or ☐ online notarization, on this 7th day of February, 2023 by ~~Jeffrey M. Boone~~ ☐  
who is/are personally known to me or X who produced a driver's license as identification.

(Notary Stamp)

  
Signature of Notary



## WARRANTY DEED – Continued

### EXHIBIT A

#### PARCEL 1:

THE NORTHEAST 1/4 OF BLOCK 66, TOWN OF FORT WHITE, SITUATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. LESS AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 47 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 47, SECTION NO. 2902-201.

#### PARCEL 2:

THE SOUTHEAST 1/4 OF BLOCK 66, TOWN OF FORT WHITE, SITUATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. LESS AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 47 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 47, SECTION NO. 2902-201.

#### PARCEL 3:

THE WEST 1/2 OF BLOCK 66, TOWN OF FORT WHITE, SITUATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Tax Parcel ID# 00-00-00-14438-000, 00-00-00-14437-000, and 00-00-00-14437-001

#### PARCEL 4:

PARCEL ONE: Tract 32 of a recorded subdivision and plat known as 3 Rivers Estates, Inc., Section #1, Columbia County, Florida.

AND

The North Fifteen Feet of Lot 33, Section 1, 3 Rivers Estates, a subdivision of a part of Lots 1 and 4, Section 23 and a part of Lot 3, Section 26, all in Township 6 South, Range 15 East, Columbia County, Florida, as recorded in Plat Book 3, Page 53, in the office of the Clerk of the Circuit Court of Columbia County, Florida.

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

Tax Parcel ID#00-00-00-00548-000