

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, 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.

Parcel ID#: 36-3S-15-00302-001

Inst: 202112002700 Date: 02/16/2021 Time: 1:50PM
Page 1 of 3 B: 1430 P: 1110, James M Swisher Jr. Clerk of Cour
Columbia, County, By: BR
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: **MASON FARNELL, a Widower,**
839 SW Seminole Ter., Lake City, FL 32024.

N.B.: Grantor MASON FARNELL became 100% sole owner when his wife PHYLLIS L. FARNELL became deceased. A copy of the Certified Death Certificate is being recorded with this deed. Prior to this, the Property has been continuously owned by the husband and wife during the marriage.

N.B.: Grantor warrants that at the time of this conveyance, the subject property is the homestead property or contiguous to the homestead property of Grantor/Life Estate Grantee.
The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

"Life Estate Grantee" name and address is: **MALLIE MASON FARNELL*, a**
Single Person, 839 SW Seminole Ter.,
Lake City, FL 32024.

***N.B.: MASON FARNELL is the same person as MALLIE MASON FARNELL.**

"Remainderman Grantee" name and address are: **REBECCA F. MACLAREN and**
JONATHAN MASON FARNELL,
as tenants in common, 839 SW
Seminole Ter., Lake City, FL 32024.

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

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 **MALLIE MASON FARNELL**, 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 the Remainderman Grantee**, the following described property in **COLUMBIA** County, Florida:

TOWNSHIP 3 SOUTH - RANGE 15 EAST

Section 36: A part of the NE 1/4 of NW 1/4 of Section 36, Township 3 South, Range 15 East, Columbia County, Florida, being more particularly described as follows:

Commence at the NW corner of said NE 1/4 of NW 1/4 and run S 00°12'25" E, 83.67 feet to the POINT OF BEGINNING; thence S 89°38'16" E, 1043.65 feet; thence S 00°12'25" E, 834.92 feet; thence N 89°38'16" W, 1043.65 feet; thence N 00°12'25" W, 834.92 feet to the POINT OF BEGINNING. LESS AND EXCEPT existing road right-of-way off the West side thereof.

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

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 **REBECCA F. MACLAREN and JONATHAN MASON FARNELL**, 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 February 9, 2021.

Signed, sealed and delivered
in the presence of:

Lawrence H. Saucer

Signature of Witness #1

Print Name: Lawrence H. Saucer

Dorothy Daniels

Signature of Witness #2

Print Name: Dorothy Daniels

Mason Farnell

MASON FARNELL, Grantor

839 SW Seminole Ter.

Lake City, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on February 9, 2021, subscribed before me by means of X physical presence or online notarization, by **MASON FARNELL a/k/a MALLIE MASON FARNELL**, who is personally known or produced a Florida Driver's License as identification, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

(NOTORIAL SEAL)

Sandra H. Peterson
Notary Public - State of Florida
Print Name/Commission #

