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70 Doc

Prepared by and return to:  
Melissa Barlaug  
KARLSON LAW GROUP, P.A.  
301 Dal Hall Blvd.  
Lake Placid, FL 33852  
888-465-5033  
File Number: 347-14

Inst: 201512000482 Date: 1/12/2015 Time: 1:34 PM  
Doc Stamp-Deed: 0.70  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1287 P: 1430

## Warranty Deed (Qualified Life Estate)

This Warranty Deed made this 31 day of December, 2014 between ROBERT F. STONE and VIVIAN L. STONE, husband and wife whose post office address is 424 SE Hubble St, Lake City FL 32025, grantor, and JOHN E. STONE, whose post office address is 424 SE Hubble St, Lake City FL 32025, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, without consideration and as a gift does grant and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Lot 2, WOODLAND SOUTH, a subdivision according to the Plat thereof as recorded in Plat Book 4, Page 60, of the Public Records of Columbia County, Florida.  
Parcel Identification Number: 16-4S-17-08382-252

### SUBJECT TO:

1. Ad valorem taxes and solid waste charges subsequent to 2014;
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the plat or otherwise common to the subdivision;
4. Public utility easements of record.

GRANTOR reserves unto themselves for and during their lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein without any liability for waste. GRANTOR further reserves unto themselves, for and during their lifetime, the right to sell, lease, convey, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, in fee simple, with or without consideration, without joinder of the remainderman, with full power and authority to retain any and all proceeds generated thereby, or to grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interest of the GRANTEE, as GRANTOR in their sole discretion shall decide, except to dispose of said property, if any, by devise upon their death. GRANTOR, further reserves unto themselves the right to cancel this deed by further conveyance which may destroy any and all rights which the GRANTEE may possess under this deed. GRANTEE shall hold a remainder interest in the property described herein and upon the death of the GRANTOR, if the property described herein has not been previously disposed of prior to GRANTORS' death, all right and title to the property remaining shall fully vest in GRANTEE, subject to such liens and encumbrances existing at that time.

**THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE  
EXAMINATION -**

**The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.**

**NO MONETARY CONSIDERATION HAS BEEN GIVEN.**

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


In case of such revocation being made, it shall be made and can only be made in writing, duly acknowledged and recorded.

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

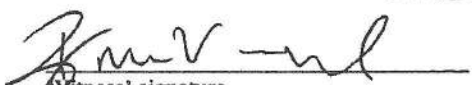
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

**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:

  
Witness' signature  
Printed Name Teresa Stone

  
ROBERT F. STONE

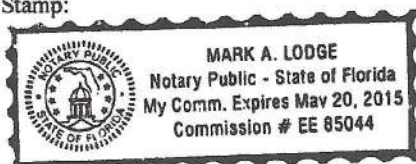
  
Witness' signature  
Printed name: Bruce Varnes

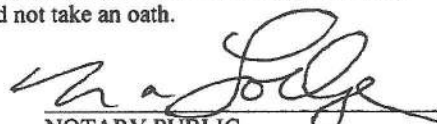
  
VIVIAN L. STONE

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me on the 31 day of December, 2014 by, ROBERT F. STONE and VIVIAN L. STONE, who ( ) are personally known to me or ( ) who have produced FL & D as identification, and did not take an oath.

Notary Stamp:



  
NOTARY PUBLIC  
Printed name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_



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EXAMINATION -**

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**NO MONETARY CONSIDERATION HAS BEEN GIVEN.**

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

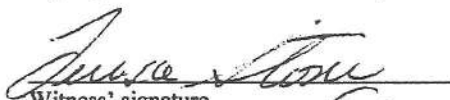
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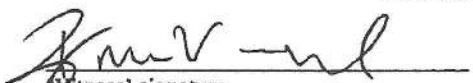
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**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness' signature  
Printed Name Teresa Stone

  
ROBERT F. STONE

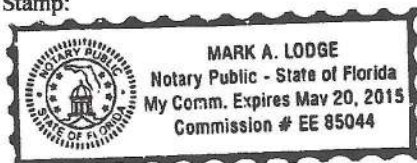
  
Witness' signature  
Printed name: Bruce Varnes Jr.

  
VIVIAN L. STONE

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me on the 31 day of December, 2014 by, ROBERT F. STONE and VIVIAN L. STONE, who ( ) are personally known to me or ( ) who have produced FL ID as identification, and did not take an oath.

Notary Stamp:



  
NOTARY PUBLIC  
Printed name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_