

Prepared by and Return to:
Jose I Moreno
Jose Moreno, P.A.
240 NW 76th Drive, Suite D
Gainesville, Florida 32607

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 4 day of June 2021, between **EDSON SORIA and MAXIMINA SORIA husband and wife, whose address is 150 SW Greenwood Terrace, Fort White, Florida 32038** of the County of Columbia, Grantor and **EDSON SORIA and MAXIMINA SORIA husband and wife, whose address is 150 SW Greenwood Terrace, Fort White, Florida 32038** of the County of Columbia for a life estate without any liability for waste, and with full power and authority in said life tenants 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 our daughter **CHANTAL M. SORIA, a single woman** as Grantee.

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH, that said grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 36 of THORNWOOD, according to the Plat thereof as recorded in Plat book 7, Page 202 of the Public Records Columbia County, Florida.

Parcel ID # R04056-136

The foregoing legal description was provided to the preparer without the benefit of a survey or a title search and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

And said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

THIS INSTRUMENT WAS PREPARED BY Jose I Moreno, attorney at law. Title to the lands described herein has not been examined by said attorney, and absolutely no representation, either expressed or implied is made as to the status of title to said lands.

IN WITNESS WHEREOF, grantor(s) have hereunto set grantors' hands and seals as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Jose Moreno
Jose Moreno
(Print or Type Name of Witness)
Jose A. Aguero
(Print or Type Name of Witness)

Edson Soria
Edson Soria

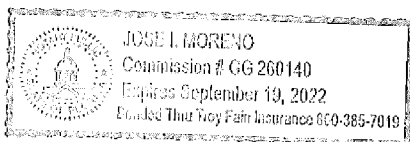
Maximina Soria
Maximina Soria

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4 day of June 2021, by
Edson Soria and Maximina Soria who:

- ☐ are personally known to me or
☒ have produced as identification

Valid FL DL
(Insert Type of Identification)



[Signature]
(Type or Print Notary's Name)
Notary Public
My Commission Expires:

(NOTARIAL SEAL)