

**THIS INSTRUMENT PREPARED BY
AND RETURN TO::**

MARK E. FEAGLE, ESQUIRE
FEAGLE & FEAGLE, ATTORNEYS, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0576905

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, 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.

Net: 201212010085 Date: 7/5/2012 Time: 3:10 PM
Doc Stamp-Deed: 0.70
DC, P. DeWitt Cason, Columbia County Page 1 of 3 B.1237 P.2085

ENHANCED LIFE ESTATE DEED

THIS INDENTURE made this 2nd day of July, 2012, between **DREW WAYNE DICKS**, a single person, whose mailing address is 2078 SW County Road 240, Lake City, Florida 32024, (herein Grantor), and **BENJAMIN DANIEL DICKS and LESTER ALEXANDER DICKS**, as joint tenants with right of survivorship, whose mailing address is 2078 SW County Road 240, Lake City, Florida 32024, (herein collectively Grantee).

The terms Grantor and Grantee shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders; the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantee forever the following described property in Columbia County, Florida:

TOWNSHIP 5 SOUTH - RANGE 17 EAST

Section 8: All of the South Half of the Northeast Quarter that lies West of I-75 and North of S-240. **ALSO** N 1/2 of the SE 1/4 of the SW 1/4; N 1/2 of the SW 1/4 of the SE 1/4; all of the N 1/2 of the SE 1/4 of the SE 1/4 that lies West of Interstate 75; all of the N 1/2 of the SE 1/4 that lies West of Interstate 75; all of the S 1/2 of the NE 1/4 that lies West of Interstate 75 and South of State Road 240. Containing 174.670 acres, more or less.

SUBJECT TO reservations, restrictions and easements of record, if any.

Tax Parcel No.: 08-5S-17-09165-000.

Grantor reserves unto himself, for and during his lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto himself, for and during his lifetime, 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 the aforementioned premises, by gift, sale, or otherwise, with or without consideration, so as to terminate the interest of the Grantee, as Grantor in his sole and absolute discretion shall decide, except that Grantor shall not have the right to dispose of the property by devise upon his death.

Grantor further reserves unto himself 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 Grantor's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances as may exist at that time. Grantor shall have no liability for waste. Grantor shall have full power and authority to dispose of the property during Grantor's lifetime, without joinder of the remainder holder, and Grantor shall have full power to retain all proceeds generated by any disposition of the property during Grantor's lifetime.

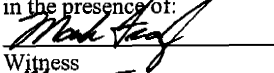
SUBJECT TO easements and restrictions of record and taxes.

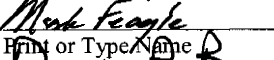
TOGETHER WITH all the tenements, hereditaments, privileges, appurtenances thereto belonging or in any way appertaining to the said property.

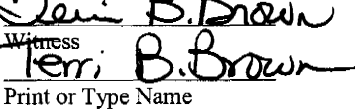
Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness

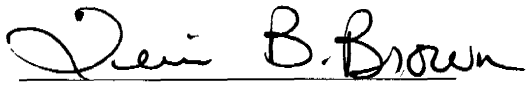

Print or Type Name


Witness
Print or Type Name

 (SEAL)
DREW WAYNE DICKS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 2nd day of July, 2012, by **DREW WAYNE DICKS** who is personally known to me or who has produced a Florida driver's license as identification.



Notary Public, State of Florida

(NOTARY)
Terri B. Brown
Commission #DD 921130
Expires August 30, 2013
Bonded Western Surety 605-336-0850

My commission expires: