

Prepared by and when recorded return to:

John J. Kendron
Robinson, Kennon & Kendron, PA
582 W Duval Street
PO Box 1178
Lake City, Florida 32056

Property Appraiser's Parcel Identification
No. A portion of 19-5S-17-09283-000 and
a portion of 30-5S-17-09452-000

Inst: 202412008661 Date: 04/26/2024 Time: 1:34PM
Page 1 of 2 B: 1513 P: 730, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

(Space above this line reserved for recording office use only)

TRUSTEE DEED RESERVING ENHANCED LIFE ESTATE

THIS INDENTURE is made on this the 24th day of April, in the year 2024, between:

Grantors: **DAVID W. FEAGLE and ELLEN S. FEAGLE**, as husband and wife and as Co-Trustees of the David W. Feagle Family Trust and Co-Trustees of the Ellen S. Feagle Family Trust
Address: 350 SW Nautilus Road, Lake City, Florida 32024

and

Life Tenants: **DAVID W. FEAGLE and ELLEN S. FEAGLE**, husband and wife
Address: 350 SW Nautilus Road, Lake City, Florida 32024

Life Tenants shall have a life estate for so long as both of them may live, without any liability for waste, and with full power and authority in Life Tenants to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remainderman named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the last to die of the Life Tenants, title shall immediately vest in:

Grantee: **MCKENZIE J. FEAGLE**
Address: 350 SW Nautilus Road, Lake City, Florida 32024

WITNESSETH, that Grantors, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY to Grantee, subject to the life estate reserved to the Life Tenants, the following described **Columbia County** property:

A PART OF SECTION 19 AND SECTION 30, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19 AND RUN N.01°43'55"W., 1774.62 FEET; THENCE N.88°24'09"E., 663.71 FEET; THENCE N.01°49'42"W., 539.52 FEET; THENCE S.64°52'27"E., 740.29 FEET; THENCE N.88°13'38"E., 662.16 FEET; THENCE S.01°48'20"E., 2647.73 FEET; THENCE S.88°16'32"W., 665.36 FEET; THENCE S.88°16'46"W., 1322.98 FEET; THENCE N.01°46'12"W., 668.77 FEET TO THE POINT OF BEGINNING. CONTAINING 120.18 ACRES, MORE OR LESS.

Columbia County ID Nos: A portion of 19-5S-17-09283-000 and a portion of 30-5S-17-09452-000

This deed was prepared without the benefit of title examination or opinion.

TO HAVE AND TO HOLD, the Subject Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Columbia County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-

governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantors do hereby bind Grantors and Grantors' heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Life Tenants shall have the full power and authority, without the joinder or consent of the Grantee or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantee by a further conveyance, which may eliminate any and all rights that the Grantee may possess under this deed, including a conveyance back to Grantors, at which time Grantors may designate one or more different Grantee. The Grantee shall have no right, power, or authority to assign, transfer, encumber, or otherwise dispose of the Subject Property or any part thereof until the death of both Life Tenants. No interest in the Subject Property shall be subject in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the Grantee.

REPRESENTATION OF TRUSTEES: I represent to you that:

- (a) I am duly appointed and qualified to act as Trustee under the Trust identified in Paragraph 1;
- (b) in all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met; and
- (c) I have the power and authority to execute this Deed.

IN WITNESS WHEREOF, Grantors have executed this Trustee Deed Reserving Enhanced Life Estate on the day and year first above written.

Signed, Sealed and Delivered
in presence of

Mary B Summerfield
Witness Signature

Print Name: Mary B Summerfield
582 W Duval Street
Lake City, Florida 32055

David W Feagle
DAVID W. FEAGLE
350 SW Nautilus Road
Lake City, Florida 32024
Individually and as Co-Trustee of the David W.
Feagle Family Trust and Co-Trustee of the Ellen S.
Feagle Family Trust

Mary Driggers
Witness Signature

Print Name: Mary Driggers
582 W Duval Street
Lake City, Florida 32055

Ellen S Feagle
ELLEN S. FEAGLE
350 SW Nautilus Road
Lake City, Florida 32024
Individually and as Co-Trustee of the David W.
Feagle Family Trust and Co-Trustee of the Ellen S.
Feagle Family Trust

STATE OF FLORIDA
COUNTY OF COLUMBIA

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The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by **DAVID W. FEAGLE**, who is personally known to me or who has produced FL DL as identification, proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by **ELLEN S. FEAGLE**, who is personally known to me or who has produced FL DL as identification, proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 24th day of April, in the year 2024.

[Signature]
Notary Public

