

PREPARED BY AND RETURN TO:

Danielle Muller, Esquire
Three Rivers Legal Services
334 NW Lake City Ave
Lake City, FL 32055

Inst: 202312004164 Date: 03/10/2023 Time: 12:43PM
Page 1 of 3 B: 1486 P: 489, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *10*
Deputy Clerk Doc Stamp-Deed: 0.70

QUIT-CLAIM DEED
(Reserving Enhanced Life Estate)

THIS QUIT-CLAIM DEED made this 22 day of Feb., 2023 by Laura Kate Lawson Murphy, widow, whose post office address is 896 SW County Road 242A, Lake City, Florida 32025, hereinafter referred to as Grantor, and Andrew Murphy, married, whose post office address is 5353 SW SR 247, Lake City, Florida 32024, hereinafter referred to as Grantee.

(Wherever used herein the term "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.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of \$10.00 in hand paid to Grantor, and other good and valuable consideration to said Grantor, the receipt whereof is hereby acknowledged, has granted, bargained, and do quitclaim to the said Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in the County of Columbia, State of Florida to wit:

Commence at the Northeast Corner of the Northwest 1/4 of the Northeast 1/4, Section 29, Township 4 South, Range 17 East, Columbia County, Florida and run thence N 89°58'59"W along the North line of said Section 29, 295.48 feet, thence run S 0°27'W, parallel to the East line of said Northwest 1/4 of the Northeast 1/4, 52.65 feet to the South Right-of-way line of State Road No. S-242 for a POINT OF BEGINNING, thence continue S 0°27'W, parallel to said East line, 167.35 feet thence run N 89°58'59" W, parallel to said North line of Section 29, 189.0 feet, thence run N 0°27'E, parallel to said East line, 166.30 feet to the said South Right-of-way line of State Road No. S-242, thence run N 89°42'49" E along

said South Right-of-way line, 198.0 feet to the POINT OF BEGINNING. Said lands containing 0.76 acres more or less.

Along with a 1983 Nobi mobile home with identification number N41759A.

NOTE: No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, express or implied, is intended by the above named scrivener as to the marketability or condition of the title to or the boundaries of the property described herein.

GRANTOR RESERVES UNTO HERSELF, FOR AND DURING HER LIFETIME, THE EXCLUSIVE POSSESSION, USE AND ENJOYMENT OF THE RENTS AND PROFITS OF THE PROPERTY DESCRIBED HEREIN. GRANTOR FURTHER RESERVES UNTO HERSELF, FOR AND DURING HER LIFETIME, THE RIGHT TO SELL, LEASE, ENCUMBER BY MORTGAGE, PLEDGE, LIEN, OR OTHERWISE MANAGE AND DISPOSE, IN WHOLE OR IN PART, OR GRANT ANY INTEREST THEREIN, OF THE AFORESAID PREMISES BY GIFT, SALE, OR OTHERWISE SO AS TO TERMINATE THE INTEREST OF GRANTEE, AS GRANTOR IN HER SOLE DISCRETION SHALL DECIDE. GRANTOR FURTHER RESERVE UNTO HERSELF 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 THE DEATH OF THE GRANTOR, ALL RIGHT AND TITLE TO THE PROPERTY REMAINING SHALL FULLY VEST IN GRANTEE, SUBJECT TO ANY LIENS AND ENCUMBRANCES EXISTING AT THAT TIME BUT THIS REFERENCE TO LIENS AND ENCUMBRANCES SHALL NOT OPERATE TO IMPOSE ANY OF SAME THAT WOULD HAVE EXPIRED OR BECOME NULL AND VOID AS A RESULT OF THE DEATH

OF GRANTOR.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Breanna Black

Breanna Black
Witness

Donna B. MacRae

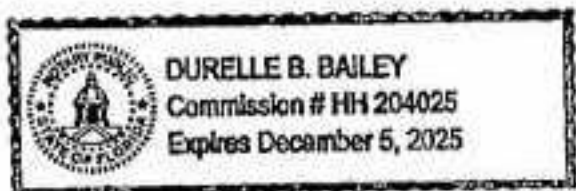
Donna MacRae
Witness

Laura K. Murphy

Laura Kate Lawson Murphy
Grantor

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ remote notarization, this 22 day of February, 2023 by Laura Kate Lawson Murphy, Grantor, who ☐ is personally known to me, or ☒ produced FL Driver License as identification.



Durelle B. Bailey
NOTARY PUBLIC, State of Florida

Print, type, or stamp notary name

Commission No.: _____

My Commission Expires: _____