

This instrument prepared without benefit of title search or legal opinion of title by:

Inst: 202112018654 Date: 09/15/2021 Time: 12:17PM
Page 1 of 2 B: 1447 P: 1211, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

Susan L. Mikolaitis, Esq.
Bingham & Mikolaitis, P.A.
P.O. Box 1930
Alachua, Florida 32616-1930
File #21-205EP

Tax Parcel No. 18-5S-17-09280-146

NOTE TO CLERK, DOR AUDITORS, PROPERTY TAX APPRAISER, AND TAX COLLECTOR:

This deed is exempt from deed documentary stamp tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.155, FS 193.1554, and AGO 2001-31 (April 26, 2001).

WARRANTY DEED
(Enhanced Life Estate)

THIS INDENTURE, made this 14TH day of SEPTEMBER 2021, between **Jenni R. Jones**, and **Everett Apelt**, wife and husband, whose post office address is 435 NW 134th Way, Apt. No. 109, Newberry, Florida 32669, Grantors, and **Jenni R. Jones**, and **Everett Apelt**, wife and husband, whose post office address is 435 NW 134th Way, Apt. No. 109, Newberry, Florida 32669, each for an enhanced life estate, and upon the death of the last surviving life tenant, the remainder, if any, to **Jenni Rebekah Jones Williams**, as Grantees.

Grantors reserve the power to sell, convey, mortgage, or otherwise manage and dispose of the property described hereinbelow without joinder of the remainderman. The Grantors have no liability for waste, may divest the remainderman by subsequent deed, may transfer the property for less than full consideration, and may retain any and all proceeds generated by any transaction without consent of the remainderman.

WITNESSETH that said Grantors, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have 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 46, OAKS OF LAKE CITY, PHASE 1, according to the map or plat thereof recorded Plat Book 9, Pages 46 to 52, of the Public Records of Columbia County, Florida

SUBJECT TO, and together with, all covenants, easements, reservations and restrictions of record, and taxes for the year 2021 and all subsequent years,

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

TO HAVE AND TO HOLD, the same in fee simple forever.

AND said Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have a good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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 mortgages of record and taxes accruing subsequent to December 31, 2020.

Signed, sealed and delivered in our presence:

Susan L. Mikolaitis
Witness
Print: Susan L. Mikolaitis

Jenni R. Jones
Jenni R. Jones

George Mikolaitis
Witness
Print: George Mikolaitis

Everett Apelt
Everett Apelt

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me by means of physical presence on this 14th day of Sept, 2021 by Jenni R. Jones and Everett Apelt, who

☐ are personally known to me or

☒ have produced Fla. Dr. Lic. as identification.

My commission expires:
(S E A L)

Sign: Susan L. Mikolaitis
Print: Susan L. Mikolaitis

Notary Public, State of Florida

