

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

Susan L. Mikolaitis, Esq.
BINGHAM & MIKOLAITIS, P.A.
P.O. Box 1930
Alachua, Florida 32616-1930
File #18-240EP

Inst: 201812021164 Date: 10/15/2018 Time: 11:10AM
Page 1 of 2 B: 1370 P: 1471, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

Tax Parcel # 36-6S-16-04096-012 & 36-6S-16-04096-013

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 5th day of October, 2018, between **Cheryl G. Neumann**, an unmarried person, whose post office address is 448 SW Lime Way, Fort White, FL 32038, Grantor, and **Cheryl G. Neumann**, whose post office address is 448 SW Lime Way, Fort White, FL 32038, for a life estate, without any liability for waste, with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise dispose of the property described below, 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 upon the death of the life tenant, the remainder, if any, to **Brian A. Birhanzi**, whose post office address is 448 SW Lime Way, Fort White, FL 32038, as Grantees.

Grantor reserves the right to re-convey the property to herself without the necessity for any consideration being paid and by doing so thus terminate any interest that might otherwise have accrued to the Grantee(s)/remainder persons or to their creditors, heirs, assigns or successors in interest.

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor 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 22 & 23 of ARROW WOOD, a Subdivision according to the plat thereof, recorded in Plat Book 5, Pages 25-25A, Public Records of Columbia County, Florida.

SUBJECT TO, and together with, all covenants, easements, reservations and restrictions of record, and taxes for the year 2018 and all subsequent years,

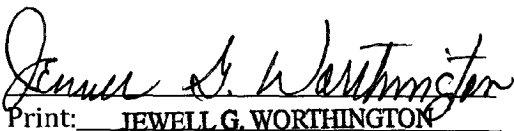
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

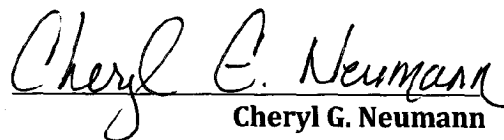
TO HAVE AND TO HOLD, the same in fee simple forever.

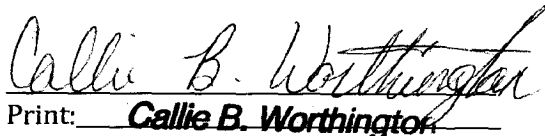
AND said Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has a good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Print: JEWELL G. WORTHINGTON

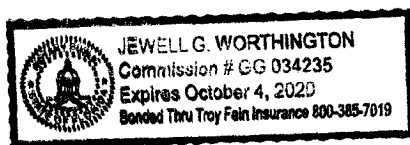

Cheryl G. Neumann

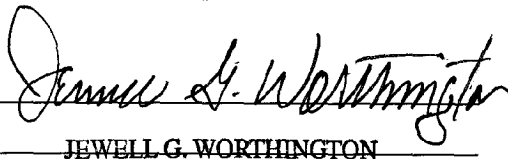

Print: Callie B. Worthington

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 5th day of October, 2018, by **Cheryl G. Neumann**, who is ☐ personally known to me or ☒ who has produced FL DR. LICENSE as identification.

My commission expires:
(SEAL)



Sign: 
Print: JEWELL G. WORTHINGTON

Notary Public, State of Florida