

REPAIRED BY/RETURN TO:
John J. Kendron
PO Box 1178
Lake City, Florida 32056

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 and Legal Description Furnished by Parties to this Instrument.

Inst: 202312017797 Date: 09/22/2023 Time: 10:24AM
Page 1 of 1 B: 1499 P: 829, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC NO
Deputy Clerk

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 18th day of September, 2023, by and between **JOSEPH A. LaBELLE a/k/a JOSEPH H. LaBELLE and JODY A. ZEGA**, husband and wife, whose address is 172 NW Cimarron Way, Lake City, Florida 32055 hereinafter called Grantors, to **JOSEPH A. LaBELLE and JODY A. ZEGA**, husband and wife, whose address is 172 NW Cimarron Way, Lake City, Florida 32055, a life estate, without any liability for waste, with full power and authority to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom; and upon the death of the life tenant, the remainder, if any, to **KATHRYN E. SHEPARD** whose address is 172 NW Cimarron Way, Lake City, Florida 32055.

WITNESSETH: That said Grantors, for and in consideration of Love and Affection and other good and valuable consideration, to said Grantors in hand paid by said Grantees, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever the following described land, lying, situate and being in **Columbia County, Florida**, to-wit:

LOT 14, MOORE HAVEN, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGES 198-199, COLUMBIA COUNTY, FLORIDA, SUBJECT TO RESTRICTIONS RECORDED IN O.R. BOOK 0857, PAGES 655-666, COLUMBIA COUNTY, FLORIDA, AND SUBJECT TO POWER LINE EASEMENT.

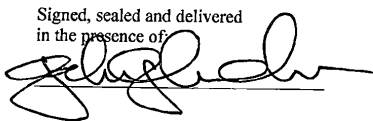
COLUMBIA COUNTY IDENTIFICATION NO.: 14-3S-16-02117-214

and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantors.

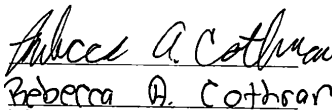
N.B. The purpose of this deed is to create a tenancy by the entireties between the grantees and to establish a remaininderman in the event of our joint deaths.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

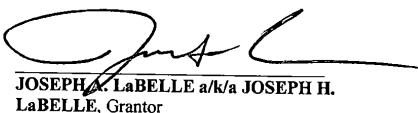
Signed, sealed and delivered
in the presence of:

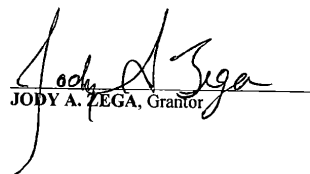


Print Name of Witness


Rebecca A. Cothran

Print Name of Witness

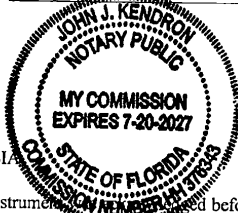

JOSEPH A. LaBELLE a/k/a JOSEPH H. LaBELLE, Grantor

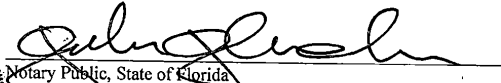

JODY A. ZEGA, Grantor

STATE OF FLORIDA
COUNTY OF COLUMBIA

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§

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the 18th day of September, in the year 2023, by **JOSEPH A. LaBELLE a/k/a JOSEPH H. LaBELLE**, who is personally known to me or who has produced FL DL as identification.



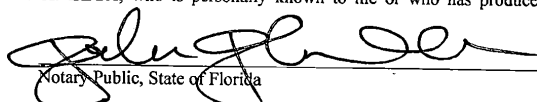

Notary Public, State of Florida

STATE OF FLORIDA
COUNTY OF COLUMBIA

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The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the 18th day of September, in the year 2023, by **JODY A. ZEGA**, who is personally known to me or who has produced FL DL as identification.




Notary Public, State of Florida