

PREPARED BY AND RETURN TO:
ROBERT E. LIVINGSTON, ESQ.
445 South Commerce Avenue
Sebring, Florida 33870
Florida Bar No: 0031259
(863) 385-5156
Parcel Id. No.: 13-7S-16-04207-000

Inst: 202012001055 Date: 01/13/2020 Time: 12:35PM
Page 1 of 2 B: 1403 P: 492, P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

[Space Above This Line For Recording Data]

DEED PREPARED WITH INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, AN ABSTRACT OF THE DESCRIBED PROPERTY AND, THEREFORE, EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.

**WARRANTY DEED
(RESERVING LIFE ESTATE)**

THIS INDENTURE made this 20 day of Dec, 2019, between **WANDA GAIL HUSCUSSON**, a single woman, whose post office address is 6100 Edgewood Terrace, Sebring, Florida 33876, as Grantor, and **THOMAS MENENDEZ and ASHLEY MENENDEZ**, husband and wife, whose post office address is 6100 Edgewood Terrace, Sebring, Florida 33876, Grantees*.

WITNESSETH that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

THE SW1/4 of the SW1/4 of the SE1/4 of Section 13, Township 7 South, Range 16 East, TOGETHER WITH an Easement for Ingress and Egress over and across the West 659.20 feet of the North 30.00 feet of the NE1/4 of Section 24, Township 7 South, Range 16 East, Columbia County, Florida. Containing 10.04 acres more or less.

Subject to Easement for Ingress and Egress over and across the South 30.00 feet thereof.

Subject to existing Count Road Right of Way along the West side thereof.

Subject to Mineral Rights as recorded in Deed Book 44, Page 555, Deed Book 58, Page 175, Deed Book 58, Page 251, and O.R. Book 371, Page 59, O.R. Book 345, Page 113, and O.R. Book 331, Page 634, Public Records of Columbia County, Florida.

Subject to Easement as recorded in O.R. Book 780, Page 155, Public records of Columbia County, Florida.

Subject to restrictions, reservations and easements of record, if any, to the extent same are enforceable.

Subject to taxes and assessments for the year 2019 and subsequent years.

SUBJECT TO GRANTOR'S RESERVATION unto herself for and during her lifetime, a life estate without liability for waste and with the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserve unto herself, for and during her lifetime, the full power, authority and right to convey, 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 interests of Grantee, as the Grantor in her sole and absolute discretion shall decide and without consideration or joinder by the Grantee/remaindermen, except to dispose of said property by devise upon her death, and retain the right to individually and absolutely retain any and all proceeds derived therefrom. The Grantor further reserves 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 by Grantor prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee subject to such liens and encumbrances existing at that time.

And said Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

GRANTOR

Printed Name: RYNE E. HARTT

Wanda Gail Huscusson
WANDA GAIL HUSCUSSON

Printed Name: ANGELA RICKMAN

STATE OF FLORIDA

COUNTY OF HIGHLANDS

THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of December, 2019, by **WANDA GAIL HUSCUSSON**, () who is personally known to me, or ☒ who produced FLDL# H235-907-57-964-1 as identification.



Ryne E. Hartt
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG274022
Expires 11/5/2022

[Signature]
NOTARY PUBLIC