

PREPARED BY AND RETURN TO:

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

Inst: 202312009599 Date: 05/25/2023 Time: 12:26PM
Page 1 of 3 B: 1491 P: 906, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

QUIT-CLAIM DEED
(Reserving Enhanced Life Estate)

THIS QUIT-CLAIM DEED made this 23rd day of May, 2023 by Simmie McKire, widow, whose post office address is 4904 NW Lake Jeffery Road, Lake City, FL 32055, hereinafter referred to as Grantor, and Thomas Jefferson McKire, single, whose post office address is 4904 NW Lake Jeffery Road, Lake City, Florida 32055, 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, Grantor's one-half (1/2) interest in the following:

Begin at the Northwest Corner of the SE 1/4 of the NW 1/4 of Section 15, Township 3 South, Range 16 East, and run South 200 feet; thence East 473.5 feet to State Road No. 250; thence Northwest, along said road 227.2 feet to the North line of said SE 1/4 of NE 1/4; thence West 364.4 feet to the point of beginning, containing 2 acres, more or less.

LESS AND EXCEPT

Commence at the Northwest corner of the SE 1/4 of the NW 1/4, Section 15, Township 3 South, Range 16 East, and run North

89°39'30" East, along the North line of said SE 1/4 of the NW 1/4 200.00 feet, to the POINT OF BEGINNING; and thence continue North 89°39'30" East, 168.41 feet to the Westerly Right-of-Way line of State Road #S250, thence South 28°41'30" East, along said Right-of-Way line 113.60 feet, thence South 89°39'30" West, 273.50 feet, thence North 0°12'32" West, 100.00 feet, to the Point of Beginning.

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 HIMSELF, FOR AND DURING HIS LIFETIME, THE EXCLUSIVE POSSESSION, USE AND ENJOYMENT OF THE RENTS AND PROFITS OF THE PROPERTY DESCRIBED HEREIN. GRANTOR FURTHER RESERVES UNTO HIMSELF, FOR AND DURING HIS 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 HIS SOLE DISCRETION SHALL DECIDE. GRANTOR FURTHER RESERVE UNTO HIMSELF 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:

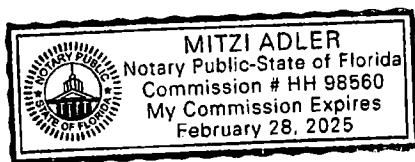
Aimee Stalaker
Aimee Stalaker
Witness

Simmie McKire
Simmie McKire
Grantor

Breanna Black
Breanna Black
Witness

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by ✓ physical presence or _____
remote notarization, this 23rd day of May, 2023 by Simmie McKire, Grantor, who _____ is
personally known to me, or _____ produced FL DL EXP 1/26 as identification.



Mitzi Adler
NOTARY PUBLIC, State of Florida

Print, type, or stamp notary name
Commission No.: _____
My Commission Expires: _____