

This Instrument Prepared by and Return to:  
**Morgan & Getzan, PLLC**  
234 East Duval Street  
Lake City, Florida 32055

GRANTEES:  
**CHRIS E. OVERBEY and**  
**ROBYN OVERBEY BRYAN**

Parcel Identification Number:  
**16-4S-17-08302-182 (30305)**

Inst: 202212011395 Date: 06/09/2022 Time: 3:19PM  
Page 1 of 2 B: 1468 P: 1847, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA  
Deputy ClerkDoc Stamp-Deed: 0.70

**WARRANTY DEED**  
(Enhanced Life Estate)

THIS WARRANTY DEED, made this 31st day of May, 2022, between **LINDA M. OVERBEY**, the unmarried widow of **DALE E. OVERBEY**, to whom she remained continuously married to from September 5, 1967, until his death on January 9, 2022, whose post office address is 408 SE Fawn Glen, Lake City, Florida 32025 (herein "Grantor"), and **CHRIS E. OVERBEY**, whose address is 1815 Swiss Oaks Street, St. Johns, Florida 32259, and **ROBYN OVERBEY BRYAN**, whose address is 14704 SE County Road 25A, White Springs, Florida 32096 (hereinafter "Grantees").

The terms Grantor and Grantee, shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

**WITNESSETH:**

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantee forever the following described property in **COLUMBIA County, Florida**:

**Lot 4, Block B, Deerwood Forest Unit No. 3, a subdivision as recorded in Plat Book 4, Pages 64-64A of the public records of Columbia County, Florida.**

**SUBJECT TO:** Restrictions, easements, and outstanding mineral rights of record, if any.

Grantor reserves unto herself, for and during her lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto herself, for and during her lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of, in whole or in part, or grant any interest therein, to the aforementioned premises, by gift, sale, or otherwise, with or without consideration, so as to terminate the interests of the Grantee, as Grantor in her sole and absolute discretion shall decide, except that Grantor shall not have the right to dispose of the property by devise upon her death.

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 prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances as may exist at that time. Grantor shall have no liability for waste. Grantor shall have full power and authority to dispose of the property during Grantor's lifetimes, without joinder of the remainder holder, and Grantor shall have full power to retain all proceeds generated by any disposition of the property during Grantor's lifetime.


TOGETHER WITH all the tenements, hereditaments, privileges, appurtenances, thereto belonging or in any way appertaining to the said property.

Grantor hereby covenant with said Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has 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.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description

IN WITNESS WHEREOF, the said Grantor has executed this deed on the day and year first above written. Signed, sealed and delivered in the presence of:

  
ROBERTA O. GETZAN, Witness

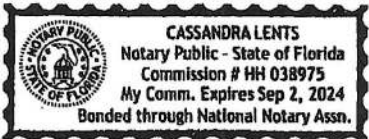
 (SEAL)  
LINDA M. OVERBEY

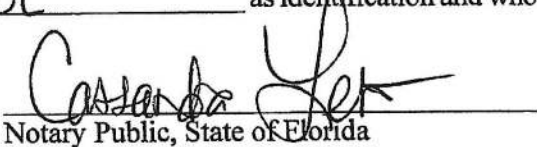
  
CASSANDRA LENTS, Witness

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of May, 2022, by LINDA M. OVERBEY, who is personally known to me or who has produced FL DL as identification and who did not take an oath.



  
Notary Public, State of Florida