

THIS INSTRUMENT PREPARED BY
AND RETURN TO::

18.50
.10

MARK E. FEAGLE, ESQUIRE
FEAGLE & FEAGLE, ATTORNEYS, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0576905

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, tax identification numbers and legal description were furnished by the parties to this instrument.

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DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1280 P:874

ENHANCED LIFE ESTATE DEED

THIS INDENTURE made this 26th day of August, 2014, between **PAUL A. TROIANO and ANNETTE TROIANO a/k/a ANTONETTE TROIANO**, whose mailing address is 287 SW Briarbrook Place, Lake City, Florida 32024, (herein Grantors), and **THE TROIANO FAMILY REVOCABLE LIVING TRUST dated July 31, 2014**, whose mailing address is 287 SW Briarbrook Place, Lake City, Florida 32024, (herein Grantee).

The terms Grantors 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 Grantors, 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:

LOTS 3, 14 & 15, Block D, Piccadilly Park South S/D. Orb 906-1896.
Tax Parcel No.: 25-4S-16-03121-066

Grantors reserve unto themselves, for and during their lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantors further reserve unto themselves, for and during their 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 interest of the Grantee, as Grantors in their sole and absolute discretion shall decide, except that Grantors shall not have the right to dispose of the property by devise upon their death.

Grantors further reserve unto themselves 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 Grantors, if the property described herein has not been previously disposed of prior to Grantors' 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. Grantors shall have no liability for waste. Grantors

shall have full power and authority to dispose of the property during Grantors' lifetime, without joinder of the remainder holder, and Grantors shall have full power to retain all proceeds generated by any disposition of the property during Grantors' lifetime.

SUBJECT TO easements and restrictions of record and taxes.

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

Grantors hereby covenant with said Grantee that Grantors are lawfully seized of said land in fee simple; that the Grantors have good rights and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said Grantors has executed this deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Mark Feagle
Witness

Mark Feagle
Print or Type Name

Terri B. Brown
Witness

Terri B. Brown
Print or Type Name

Paul A. Troiano (SEAL)
PAUL A. TROIANO

Annette Troiano (SEAL)
ANNETTE TROIANO a/k/a
ANTOINETTE TROIANO

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 26th day of August, 2014, by **PAUL A. TROIANO and ANNETTE TROIANO a/k/a ANTOINETTE TROIANO**, who are personally known to me or who have produced a Florida driver's license as identification.

Mark Feagle
Notary Public, State of Florida

(NOTARIAL
SEAL)

My commission expires: 9-9-15

