

PREPARED 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: 202212010653 Date: 05/31/2022 Time: 3:01PM  
Page 1 of 1 B: 1467 P: 2510, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 0.70

**ENHANCED LIFE ESTATE DEED**

**THIS INDENTURE**, made this 24<sup>th</sup> day of May, 2022, by and between **STEVEN G. BLAHA** and **ROBIN D. BLAHA**, husband and wife, whose address is 884 SE Division Avenue, Lake City, Florida 32025, hereinafter called Grantors, to **STEVEN G. BLAHA** and **ROBIN D. BLAHA**, husband and wife, whose address is 884 SE Division Avenue, Lake City, Florida 32025, 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 tenants, the remainder, if any, to **DANIEL BLAHA**, whose address is 611 SW Dexter Circle, Apt. 103, Lake City, Florida 32025; and **SHARON SIMPKINS**, whose address is 931 SW Lake Montgomery Avenue, Lake City, Florida 32025, in equal shares as tenants in common.

**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 13, BLOCK 3, OF FOREST HILLS UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 28-29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

**COLUMBIA COUNTY PARCEL IDENTIFICATION NO.: 00-00-00-07719-000 (28692)**

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.

**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:

*Mary Driggers*

**Mary Driggers**  
Print Name of Witness

*John J. Kendron*  
*John J. Kendron*

Print Name of Witness

*Steven G. Blaha*

**STEVEN G. BLAHA**, Grantor

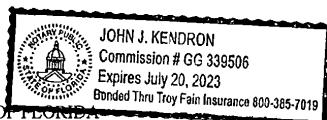
*Robin D. Blaha*

**ROBIN D. BLAHA**, Grantor

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the 24<sup>th</sup> day of May, in the year 2022, by **STEVEN G. BLAHA**, who is personally known to me or who has produced FLAL as identification.

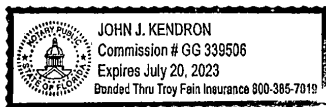


STATE OF FLORIDA

COUNTY OF COLUMBIA

*John J. Kendron*  
Notary Public, State of Florida

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the 24<sup>th</sup> day of May, in the year 2022, by **ROBIN D. BLAHA**, who is personally known to me or who has produced FLAL as identification.



*John J. Kendron*  
Notary Public, State of Florida