

PREPARED BY/RETURN TO:  
John J. Kendron  
PO Box 1178  
Lake City, Florida 32056

Inst: 202112022691 Date: 11/08/2021 Time: 3:23PM  
Page 1 of 1 R: 1451 P: 2676, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 0.70

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.

**ENHANCED LIFE ESTATE DEED**

THIS INDENTURE, made this 1<sup>st</sup> day of November, 2021, by and between **NADINE TYRE ROGERS**, an unmarried widow, whose address is 1187 SE Press Ruth Drive, Lake City, Florida 32025, hereinafter called Grantor, to **NADINE TYRE ROGERS**, an unmarried widow, whose address is 1187 SE Press Ruth Drive, 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 tenant, the remainder, if any, to **KENNETH NEAL MARKHAM and SONJA A. MARKHAM**, husband and wife, whose address is 3171 SE CR 252, Lake City, Florida 32025.

WITNESSETH: That said Grantor, for and in consideration of Love and Affection and other good and valuable consideration, to said Grantor 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:

**TOWNSHIP 4 SOUTH, RANGE 17 EAST**

**SECTION 23:** PARCEL A: A PART OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 17 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST ¼ AND RUN S 01°21'02" E, ALONG THE WEST LINE THEREOF, 868.91 FEET FOR A POINT OF BEGINNING, THENCE N 87°16'30" E, 1187.72 FEET TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN O.R. BOOK 799, PAGE 1739 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THENCE S 07°22'30" W, ALONG THE WEST LINE THEREOF, 188.53 FEET; THENCE S 87°16'30" W, 1159.12 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST ¼; THENCE N 01°21'02" W, ALONG THE WEST LINE THEREOF, 185.67 FEET TO THE POINT OF BEGINNING. SUBJECT TO EXISTING ROAD RIGHT OF WAY ACROSS THE WEST SIDE THEREOF.

AND ALSO

COMMENCE AT THE NW CORNER OF SAID NW ¼ AND RUN S 1°21'02" E, ALONG THE WEST LINE THEREOF, 687.25 FEET FOR A POINT OF BEGINNING; THENCE N 87°16'30" E, 1215.72 FEET TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 799, PAGE 1739 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THENCE S 7°22'30" W, 1187.72 FEET TO A POINT ON THE WEST LINE OF SAID NW ¼, THENCE N 1°21'02" W, ALONG THE WEST LINE THEREOF 181.66 FEET TO THE POINT OF BEGINNING. SUBJECT TO EXISTING ROAD RIGHT OF WAY ACROSS THE WEST SIDE THEREOF.

**PARCEL IDENTIFICATION NO.: 23-4S-17-08710-004 (32255)**

and said Grantor does 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 Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set her hands the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Cheryann Patterson*  
Cheryann Patterson

*Nadine Tyre Rogers*  
NADINE TYRE ROGERS Grantor

Print Name of Witness

*Mary Driggers*  
Mary Driggers

Print Name of Witness

STATE OF FLORIDA §  
COUNTY OF COLUMBIA §

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, on the 1<sup>st</sup> day of November, in the year 2021, by **NADINE TYRE ROGERS**, who is personally known to me or who has produced **FLDL** as identification.

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

