

Prepared by and Return to:
THOMAS R. OLSEN, ESQ.
2518 Edgewater Drive
Orlando, FL 32804
File No.:

Parcel ID #: 14-5S-16-03612-010

Inst: 201612017601 Date: 10/28/2016 Time: 3:24PM
Page 1 of 3 B: 1324 P: 1913, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BA
Deputy Clerk Doc Stamp Deed: 0.00

WARRANTY DEED

THIS DEED is made this 5 day of October, 2016, by **KENNETH CHARLES PERIN** and **RUTH ANN PERIN, his wife**, hereinafter called the "grantor", to **KENNETH CHARLES PERIN** and **RUTH ANN PERIN, his wife**, whose mailing address is 4056 Kiawa Dr. in Orlando, FL 32837, hereinafter called the "grantee":

WITNESSETH: That the grantor, for and in consideration of love and affection, receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee the following described land situated in Columbia County, Florida, to wit:

See Attached Schedule "A"

a/k/a 263 SW Kemp Ct. in Lake City, FL 32024

The grantors, KENNETH CHARLES PERIN and RUTH ANN PERIN, reserve a life estate for themselves, without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease and otherwise dispose of the property and to revoke this conveyance and reconvey the property described herein in fee simple, with or without consideration, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom without liability for claims or debts of the remaindermen. Upon the death of the life tenants, the remainder, if any, shall go to MEGAN E. HOLLINGS and MELISSA A. SIRESS, as tenants in common, immediately upon the recording of a certified copy of our death certificates in the Public Records of Columbia County, Florida.

The terms of this Enhanced Life Estate Deed specifically do not provide for any present possessory rights for the above remaindermen.

The terms of this Enhanced Life Estate Deed provide for the legal title and present possessory right of possession of the above-described property in KENNETH CHARLES PERIN and RUTH ANN PERIN for Homestead Purposes in accordance with F.S. 196.031(1), which will entitle the above-described property to Homestead Exemption status if all other requirements are met.

Any subsequent deed or conveyance by the grantor shall automatically cancel this deed and, specifically, terminate any rights, legal or equitable, given to the remaindermen herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

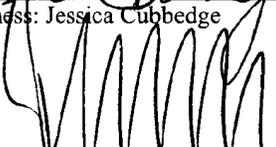
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for taxes for the current year and all subsequent years.

The preparer of this instrument has not examined title to the property, has utilized legal descriptions provided by the grantor, and has relied upon the representations of the grantor that grantor is the holder of title to the property. Accordingly, the preparer disclaims any liability or responsibility that may result from the failure of grantor to hold such title in the manner represented.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness: Jessica Cubbedge


Witness: Thomas R. Olsen


KENNETH CHARLES PERIN
4056 Kiawa Dr. in Orlando, FL 32837

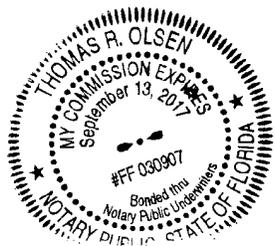

RUTH ANN PERIN
4056 Kiawa Dr. in Orlando, FL 32837

STATE OF FLORIDA,
COUNTY OF ORANGE,

The foregoing instrument was acknowledged before me by **KENNETH CHARLES PERIN** and **RUTH ANN PERIN**, who are personally known by me or who have presented a driver's license as identification.

Dated on this 9 day of October, 2016.

(SEAL)




Notary Public: Thomas R. Olsen
My Commission Expires:

Schedule "A"

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 14, Township 5 South, Range 16 East, Columbia County, Florida and run North 01 degree 02' 26" East along the East line thereof, 635.96 feet to the Point of Beginning; thence continue North 01 degree 02' 26" East along said East line, 346.02 feet; thence South 89 degrees 41' 19" West, 630.78 feet to the East right-of-way line of a County maintained road; thence South 01 degree 04' 32" West, along said right-of-way line, 346.02 feet; thence North 89 degrees 41' 19" East 630.99 feet to the Point of Beginning. Less and Except any portion of the subject property that may lie within the road right-of-way.