

This instrument prepared without the examination of title by (and return to):
James E. Favero III, Esquire
Law Office of James E. Favero III, P.A.
1555 N. Maitland Avenue
Maitland, Florida 32751

Tax Parcel ID: 21-6S-16-03904-004

[space above this line for recording]

Enhanced Life Estate Deed

This Enhanced Life Estate Deed, executed this 20th day of February, 2024, by **LUCILLE IDAROLA**, a married woman joined by her husband, **JAMES W. DUNHAM**, whose post office address is 2495 SW Centerville Avenue, Fort White, Florida 32038, hereinafter called "**Grantor**", to **LUCILLE IDAROLA AND JAMES W. DUNHAM**, wife and husband, whose post office address is 2495 SW Centerville Avenue, Fort White, Florida 32038, hereinafter called "**Life Estate Grantees**":

Witnesseth: That **LUCILLE IDAROLA**, Grantor, joined by her husband, **JAMES W. DUNHAM**, collectively "Grantors", for and in consideration of love and affection, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Life Estate Grantees the following described land situated in Columbia County, Florida, to wit:

The Legal Description is attached as Exhibit "A".

The Grantors, **LUCILLE IDAROLA** and **JAMES W. DUNHAM**, reserve a life estate interest for themselves, without any liability for waste, with full power and authority 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 tenant, the remainder, if any, shall go to **JULIE DUNHAM**, herein called "**Remainder Grantee**".

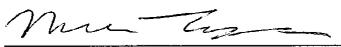
The remainder interests to the Remainder Grantee in this deed are unvested and wholly contingent upon the death of the Life Estate Grantees. No interests have been conveyed to the Remainder Grantee through this instrument until the death of the Life Estate Grantees.

To have and to hold the same together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. This conveyance is made subject to (i) taxes for 2024 and subsequent years; (ii) zoning, restrictions, prohibitions, and other requirements imposed by government authority; and (iii) restrictions, easements and rights of way of record.

And the said Grantor does 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 Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness: Melissa Taylor
1555 N. Maitland Ave.
Maitland, FL 32751



LUCILLE IDAROLA



Witness: James E. Favero III
633 Lake Shore Dr.
Maitland, FL 32751



JAMES W. DUNHAM

[space below this line for acknowledgments]

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

ACKNOWLEDGMENT

The foregoing instrument sworn to (or affirmed), subscribed and acknowledged before me by means of physical presence on this 20TH day of February, 2024 by LUCILLE IDAROLA and JAMES W. DUNHAM both of whom are personally known to me or who have produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA:



JAMES E. FAVERO, III
Notary Public
State of Florida
Comm# HH190055
Expires 2/4/2026

[Handwritten Signature]

James E. Favero III, Notary Public

My commission expires: 2-04-2026
My commission number is: HH190055

{notarial seal}

EXHIBIT "A"

DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 0° 35' 24" E, ALONG THE WEST LINE OF SAID SECTION 21, 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0° 35' 24" E ALONG SAID WEST LINE, 443.46 FEET; THENCE N 88° 56' 48" E, PARALLEL TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 872 PAGE 352 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, 630.00 FEET; THENCE S 0° 35' 24" E, PARALLEL WITH SAID WEST LINE, 350.00 FEET; THENCE N 88° 56' 48" E, ALONG SAID SOUTH LINE, 697.66 FEET TO THE EAST LINE OF SAID SW 1/4 OF NW 1/4; THENCE N 0° 32' 03" W, ALONG SAID EAST LINE 795.12 FEET; THENCE S 88° 52' 37" W, 1328.45 FEET TO THE POINT OF BEGINNING, CONTAINING 19.15 ACRES, MORE OR LESS, SUBJECT TO RIGHT OF WAY FOR SW CENTERVILLE AVENUE ALONG THE WEST SIDE THEREOF.

THE ABOVE DESCRIBED LANDS BEING A PART OF THOSE DESCRIBED IN OFFICIAL RECORDS BOOK 872, PAGE 352 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 0° 35' 24" E, ALONG THE WEST LINE OF SAID SECTION 21, 773.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0° 35' 24" E, ALONG SAID WEST LINE, 350.00 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 872, PAGE 352 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 88° 56' 48" E, ALONG SAID SOUTH LINE, 630.00 FEET; THENCE N 0° 35' 24" W, PARALLEL WITH SAID WEST LINE, 350.00 FEET; THENCE S 88° 56' 48" W, PARALLEL WITH SAID SOUTH LINE, 630.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.06 ACRES MORE OR LESS, SUBJECT TO RIGHT OF WAY FOR SW CENTERVILLE AVENUE ALONG THE WEST SIDE THEREOF.

TOGETHER WITH:

Commence at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 21, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 00° 35' 24" East along the West line of said Section 21, 1123.48 feet to the South line of the lands described in Official Records Book 872, Page 352 of the Public Records of Columbia County, Florida and the Point of Beginning;
Thence run North 88° 56' 48" East along said South line, 1327.66 feet to the East line of said SW 1/4 of NW 1/4; thence South 00° 32' 03" East, along said East line, 199.15 feet to the Southeast corner of said SW 1/4 of NW 1/4; thence South 88° 57' 26" West, along the South line of said SW 1/4 of NW 1/4, 1327.46 feet to the Southwest corner of said SW 1/4 of NW 1/4; thence North 00° 35' 24" West, along aforesaid West line, 198.90 feet to the Point of Beginning.

Containing 6.07 acres, more or less.

Subject to right of way for SW Centerville Avenue along the West side thereof.