

Prepared by:

Danny E. Eskanos, Esq.,
2911 State Road 590, Suite 26
Clearwater, FL 33759
Phone: 719-650-3032 Bar ID# 0239940

Return (and send tax bills) To:

Kevin White and Douglas Wooley
4216 NW 65th Ter,
Gainesville, FL 32606

Consideration: \$10.00 only

ENHANCED LIFE ESTATE DEED

THIS INDENTURE made this 1st day of October 2024 is between **Kevin White**, a married man, whose mailing address is: 4216 NW 65th Ter, Gainesville, FL 32606, hereinafter called the "Grantor", and the "Grantees", **Kevin White and Douglas Wooley**, a married couple, whose mailing address is: 4216 NW 65th Ter, Gainesville, FL 32606, as **Enhanced Life Estate Tenants**, and **Lindsay Ward**, whose address for these purposes only is 4315 NW Suwannee Valley Rd, Lake City, FL 32055, as **Remainderman**.

WITNESSETH:

For \$10.00 and other good and valuable consideration, and for estate planning purposes, the receipt of which is hereby acknowledged, the Grantor hereby grants and conveys to Grantee, **Kevin White and Douglas Wooley**, a married couple, as **Enhanced Life Estate Tenants**, with full power and authority in said life estate tenants to grant, sell, convey, mortgage, lease, or otherwise dispose of the property and estate described herein, in fee simple, without any liability for waste, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last surviving life estate tenant, the remainder, if any shall then remain, to the **Remainderman**, all of the Grantors' interest in and to the following described Real Property located in **Columbia County, Florida**, viz:

SECTION 24, TOWNSHIP 2 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA; COMM AT THE NW COR OF SE1/4 OF SW1/4, RUN S 599.26 FT FOR POB, THENCE RUN E 394.88 FT, THENCE S 685.75 FT, WESTERLY ALONG THE R/W 515.06 FT, THENCE W 112.96 FT, THENCE N 730.10 FT, THENCE E 228.48 FT TO POB; AND ALSO

COMM AT NE COR OF SE1/4 OF SW1/4 RUN W 754.19 FT, THENCE S 43.81 FT TO THE S R/W OF A CO RD FOR POB, CONT S 499.96 FT, THENCE W 173.91 FT, THENCE S 54.47 FT, THENCE W 535.75 FT, THENCE N 562.64 FT TO THE S R/W CO RD, THENCE E 709.42 FT TO THE POB.

CONTAINING 19.42 ACRES, MORE OR LESS.

Parcel Tax ID No.: **24-2S-15-00079-002**

Subject to easements, restrictions, and reservations of record, if any; and Subject to ad valorem taxes,

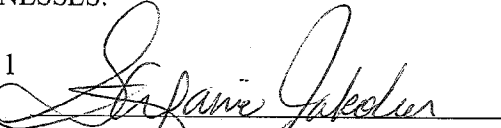
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE, forever.

(NOTICE: Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of each. Attorney-Drafter makes no warranties as to title. Consideration paid only as stated. **Deed of convenience to add spouse to title and for estate planning purposes.** No mortgage encumbrance. Minimum doc stamp taxes due.)

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING
TWO WITNESSES:

Witness # 1

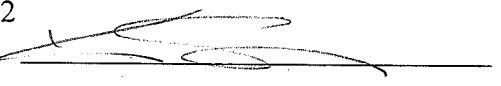
Signature: 

Print Name: Stephanie Jakobson

Address: 4041 NW 37th Place

Cocoa, FL 32909

Witness # 2

Signature: 

Print Name: Kimberly S. Farmer

Address: 4041 NW 37th Place

Cocoa, FL 32909

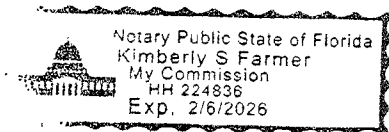
State of: FLORIDA)

) ss

County of: Alachua)

ACKNOWLEDGMENT

The foregoing instrument was executed and acknowledged before me this 1st day of October, 2024, by means of ☒ Physical Presence or ☐ Online Notarization, by **Kevin White**, who is/are ☐ personally known to me or ☒ who has/have produced a valid ☒ driver's license (State: Florida) or ☐ Passport (Country: _____) as identification.



(Place Notary Seal Above)

SIGNATURE: 

Notary Public