

This Instrument Prepared By:

Michael T. Heider, P.A.
2629 McCormick Drive, Suite 102
Clearwater, Florida 33759

And When Recorded Return To:

James N. Thompson
1404 SW Dairy Street
Lake City, Florida 32024

Inst: 202212011511 Date: 06/10/2022 Time: 3:08PM
Page 1 of 3 B: 1468 P: 2175, James M Swisher Jr. Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

Property Appraiser Parcel I.D. No.: 08-5S-16-03490-012

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED executed this 9th day of June, 2022, by JAMES N. THOMPSON, a single man, whose post office address is 1404 SW Dairy Street, Lake City, Florida 32024, (hereinafter called "Grantor"), and

JAMES N. THOMPSON, a single man, as Life Tenant, with full power and authority in her/him to occupy the property during her/him lifetime without any liability for waste, with full power and authority in her/him to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain absolutely any and all proceeds derived therefrom. Upon the death of the Life Tenant, the Remainder, if any to KEITH VICTOR DACHS and MILLIE JO DACHS, husband and wife, whose post office address is 1404 SW Dairy Street, Lake City, Florida 32024, (hereinafter called "Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable considerations to said Grantor(s) in hand paid by the said Grantee(s), the receipt whereof is hereby acknowledged, hereby remise, release and quit claim unto the Grantee(s) forever, all land, situate, lying and being in Columbia County, State of Florida, more particularly described as follows:

Lot 12 of THE HUNT PLACE, as per plat thereof recorded in Plat Book 4, Page 69, of the Public Records of Columbia County, Florida.

LESS AND EXCEPT additional right of way for Lee Dairy Road as per Official Records Book 1028, Page 937, of said Public Records.

Subject to restrictions, reservations, easement of record, zoning, applicable governmental regulations and taxes, if any.

THE NAMES OF THE GRANTOR AND GRANTEE AND THE DESCRIPTION OF THE PROPERTY WERE FURNISHED BY THE GRANTOR/GRANTEE AND NO OPINION WAS RENDERED WITH REFERENCE TO THE CONDITION OF THE TITLE OR ANY OTHER MATTERS CONTAINED HEREIN.

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

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above-written.

Signed, sealed and delivered
In the presence of:

Jenna A. Nettles
Witness

James N. Thompson
JAMES N. THOMPSON, Grantor

Jenna A. Nettles
Print Name of Witness

Jessica L. Nettles
Witness

Jessica L. Nettles
Print Name of Witness

STATE OF FLORIDA

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COUNTY OF COLUMBIA

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The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, on June 9th 2022, 2022, by, JAMES N. THOMPSON
who is personally known to me or produced a Driver's License issued by State of FL
that contained his photograph and signature as identification, and by
Jessica L. Nettles and Jenna A. Nettles, witnesses.



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Notary Public, State of Florida

Notary's printed name: Jenna A. Nettles