

This instrument prepared by and when recorded return to:

Lloyd E. Peterson, Jr., Esq.  
905 SW Baya Drive  
Lake City, Florida 32025

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, legal description, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 202212016958 Date: 08/30/2022 Time: 10:52AM  
Page 1 of 3 B: 1474 P: 1022, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *VC*  
Deputy Clerk Doc Stamp-Deed: 0.70

Columbia County Parcel No.: Part of #18-4S-17-  
08467-017

(Space above this line reserved for recording office use only)

### **WARRANTY DEED**

(Enhanced Life Estate with Fee Simple Remainder after Life Estate)

#### **1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: **CLAIRE DIANE KEITH PERRY, a Divorced and Single Person, 216 SW Broderick Dr., Lake City, FL 32055.**

N.B.: Grantor warrants that at the time of this conveyance, that subject property is and remains the homestead property of Grantor/Life Estate Grantee.

N.B.: The Grantor **CLAIRE DIANE KEITH PERRY** is the same person as the Life Estate Grantee **CLAIRE KEITH PERRY**.

N.B.: The purpose of this deed is for estate planning purposes and thus creating a Remainderman Grantee which only vests upon Grantor/Life Estate Grantee's death.

The word "I" or "me" as hereafter used means the Grantor.

#### **2. IDENTIFICATION OF GRANTEE**

"Life Estate Grantee" name and address is: **CLAIRE KEITH PERRY, a Single Person, 216 SW Broderick DR., Lake City, FL 32055.**

"Remainderman Grantee" name and address is: **JULIE DIANE MORRIS, 216 SW Broderick Dr., Lake City, FL 32055.**

N.B.: The Remainderman Grantee is the Grantor's adult child.

The word "you" as hereafter used means the Grantee.

#### **3. MEANINGS OF TERMS**

The terms "I," "me," or "you," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and

permitted.

#### 4. CONVEYANCE OF REAL PROPERTY

The Grantor, for and in consideration of the sum of \$10.00, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed, and sold to the said Grantee **CLAIRE KEITH PERRY**, without liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainder man, and with full power and authority to retain any and all proceeds generated thereby, the following described property in **COLUMBIA** County, Florida:

**Lot 16, CENTURY OAKS, a Subdivision according to the plat thereof recorded in Plat Book 4, Page 90 of the public records of Columbia County, Florida.**

**SUBJECT TO: Restrictions recorded in Official Record Book 411, Pages 595-599 of the public records of Columbia County, Florida.**

Grantor (that is also Life Estate Grantee) reserves unto himself/herself, for and during his/her lifetime, a) the exclusive possession, use, and enjoyment of the rents and profits of the property described herein, b) the full power and authority the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of, in whole or in part, or grant any interest therein, to aforementioned premises, by gift, sale, or otherwise, with or without consideration, without joinder of the remainderman, so as to terminate the interest of the Grantee(both Life Estate Grantee and Remainderman Grantee), as Grantor/Life Estate Grantee in his/her sole and absolute discretion shall decide, except that Grantor/Life Estate Grantee shall not have the right to dispose of the property by devise upon his/her death, and c) the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Remainderman Grantee shall hold a remainder interest in the property described herein and upon the death of Grantor/Life Estate Grantee, if the property described herein has not been previously disposed of prior to Grantor's/Life Estate Grantee's death, all right and title to the property remaining shall fully vest in Remainderman Grantee to **JULIE DIANE MORRIS**, in fee simple remainder, subject to such liens and encumbrances as may exist at that time.

**TOGETHER WITH** all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), privileges, easements (right to use land of another), and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**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; that the Grantor hereby fully warrants the title to said land and will defend the same



against the lawful claims of all persons whomsoever.

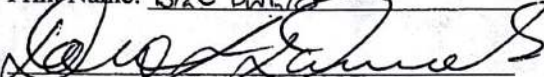
IN WITNESS WHEREOF, Grantor has executed this deed on August 26, 2022.

Signed, sealed and delivered  
in the presence of:



Signature of Witness #1

Print Name: Brad Bullock



Signature of Witness #2

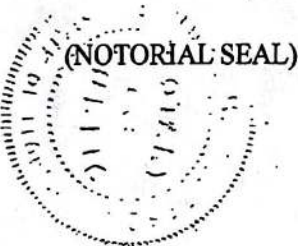
Print Name: Dorothy Daniels

Claire Keith Perry  
CLAIRE KEITH PERRY, Grantor

216 SW Broderick Dr.  
Lake City, FL 32055

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument (Warranty Deed – Enhanced Life Estate with Fee Simple Remainderman)  
was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
26<sup>th</sup> day of August, 2022 by CLARE KEITH PERRY, a Single Woman, who is  
personally known or, if not personally known to me, who produced FL. DRIV. L.I.C. as  
identification.

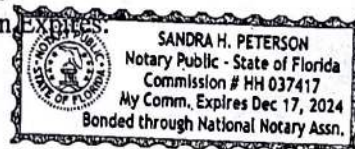




Notary Public - State of Florida

Print Name:

Commission Expires:





## BUREAU of VITAL STATISTICS

## CERTIFICATION OF DEATH

STATE FILE NUMBER: 2025018084

DATE ISSUED: FEBRUARY 4, 2025

## DECEDENT INFORMATION

DATE FILED: FEBRUARY 3, 2025

NAME: CLAIRE DIANE PERRY

DATE OF DEATH: FEBRUARY 1, 2025

SEX: FEMALE SSN: 262-78-6071

AGE: 078 YEARS

DATE OF BIRTH: JULY 7, 1946

BIRTHPLACE: MIAMI, FLORIDA, UNITED STATES

PLACE OF DEATH: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 216 SW BRODERICK DRIVE

LOCATION OF DEATH: LAKE CITY, COLUMBIA COUNTY, 32025

RESIDENCE: 216 SW BRODERICK DRIVE, LAKE CITY, FLORIDA 32025, UNITED STATES

COUNTY: COLUMBIA

OCCUPATION, INDUSTRY: SCHOOL TEACHER, EDUCATION

EDUCATION: BACHELORS DEGREE

EVER IN U.S. ARMED FORCES? NO

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

## SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: DIVORCED

SURVIVING SPOUSE NAME: NONE

FATHER'S/PARENT'S NAME: HOWARD MARTIN KEITH

MOTHER'S/PARENT'S NAME: EDITH CLAIRE FERGUSON

## INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: KEITH PERRY

RELATIONSHIP TO DECEDENT: SON

INFORMANT'S ADDRESS: 26 PIDDLE ROAD, TIFTON, GEORGIA 31793, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: J D TYRE II, F045218

FUNERAL FACILITY: GATEWAY-FOREST LAWN FUNERAL HOME &amp; CREMATORY INC F402816

3596 S HWY 441, LAKE CITY, FLORIDA 32025

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: FOREST LAWN MEMORIAL GARDENS

LAKE CITY, FLORIDA

## CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

TIME OF DEATH (24 HOUR): 0700

CERTIFIER'S NAME: KAREN LYNNE LAUWE

CERTIFIER'S LICENSE NUMBER: ME86303

NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT APPLICABLE

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

DATE CERTIFIED: FEBRUARY 3, 2025

## CAUSE OF DEATH AND INJURY INFORMATION

THIS PORTION IS CONFIDENTIAL PER

FLORIDA STATUTE 382.008 AND

382.025

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FLORIDA STATUTE 382.008 AND

382.025

UNKNOWN

PART II - OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I:

AUTOPSY PERFORMED? NO

AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH?

DATE OF SURGERY:

DID TOBACCO USE CONTRIBUTE TO DEATH? UNKNOWN

REASON FOR SURGERY:

PREGNANCY INFORMATION: NOT PREGNANT WITHIN PAST YEAR

DATE OF INJURY: NOT APPLICABLE

TIME OF INJURY (24 HOUR):

INJURY AT WORK?

LOCATION OF INJURY:

DESCRIBE HOW INJURY OCCURRED:

PLACE OF INJURY:

IF TRANSPORTATION INJURY, STATUS OF DECEDENT:

TYPE OF VEHICLE:

, STATE REGISTRAR

REQ: 2027400535

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

## WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THIS DOCUMENT WILL NOT PRODUCE A COLOR COPY.



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DH FORM 1947 (08/01/2022)

CERTIFICATION OF VITAL RECORD

Issued: 202512014287 Date: 06/20/2025 Time: 4:25PM  
Page 1 of 1 B: 1543 P: 134 James M Swisher Jr., Clerk of Court  
Columbia County, By: VC  
Deputy Clerk

VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

