

This Instrument Prepared By
and Please Return To:
✓ JOEL O. PARKER, Attorney at Law
Florida Bar Number: 0070201
20093 East Pennsylvania Avenue, Ste. 4
P.O. Drawer 2480
Dunnellon, Florida 34430
(352)489-6290

ENHANCED LIFE ESTATE WARRANTY DEED

WHEREAS, JERRY N. WINGO a/k/a J. NEAL WINGO and JOANN L. WINGO a/k/a JOANN WINGO, husband and wife, gained ownership of Lots 37 and 38 of the property described hereinbelow as an Estate by the Entireties via that certain Warranty Deed recorded in Official Records Book 127, Page 593, Public Records of Levy County, Florida, and gained ownership of Lot 36 of the property described hereinbelow as an Estate by the Entireties via that certain Warranty Deed recorded in Official Records Book 306, Page 331, Public Records of Levy County, Florida; and

WHEREAS, pursuant to Florida Statutes 689.071 and 689.073, every conveyance or deed (hereinafter the "recorded instrument") transferring any interest in real property to any person designated "trustee" or "as trustee," whether or not reference is made in the recorded instrument to the beneficiaries of such land trust or to the trust agreement or to any separate collateral unrecorded declarations or agreements, and which confers to the trustee the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described in the recorded instrument, is effective to vest, and is thereby declared to have vested, in such trustee both legal and equitable title, and full rights of ownership, over the real property or interest therein, with full power and authority *as granted and provided in the recorded instrument* to deal in and with the property or interest therein or any part thereof; and

WHEREAS, JERRY N. WINGO a/k/a J. NEAL WINGO and JOANN L. WINGO, husband and wife, transferred ownership of Lots 36, 37 and 38 of the property described hereinbelow to J. NEAL WINGO and JOANN WINGO, his wife, as Trustees of THE JOINT REVOCABLE LIVING TRUST OF J. NEAL WINGO AND JOANN WINGO, via that certain Quit-Claim Deed recorded in Official Records Book 0490, Pages 14-17, Public Records of Levy County, Florida, wherein they were vested as husband and wife and as Trustees with all rights, powers, titles, interest, claims, right to sell, encumber, convey, or otherwise dispose of the property described hereinbelow, and all the right, title, interest, claim and demand which they already possessed as party of the first party in the remainder interest of the property described hereinbelow at the time of executing and recording said Quit-Claim Deed; and

WHEREAS, JERRY N. WINGO a/k/a J. NEAL WINGO and JOANN L. WINGO a/k/a JOANN WINGO, as husband and wife and as Trustees of THE JOINT REVOCABLE LIVING TRUST OF J. NEAL WINGO AND JOANN WINGO, now desire to transfer ownership of Lots 36, 37 and 38 of the property described hereinbelow to J. NEAL WINGO and JOANN L. WINGO, each for an enhanced life estate reserving the rights and powers described hereinbelow;

NOW THEREOFRE, THIS INDENTURE is made this 21 day of May, 2014, between JERRY N. WINGO a/k/a J. NEAL WINGO and JOANN WINGO a/k/a JOANN L. WINGO, as husband and wife and as Trustees of THE JOINT REVOCABLE LIVING TRUST OF J. NEAL WINGO AND JOANN WINGO, hereinafter called the "Grantors," whose address is 20116 S.E. 116th Avenue, Inglis, Florida 34449, and the same J. NEAL WINGO and JOANN L. WINGO, each for a life estate, without any liability for waste, and with full power and authority in said life tenants, and the survivor thereof, to sell, convey, mortgage, lease, or otherwise manage and dispose of the property

described herein, and to revoke this conveyance and reconvey the property described herein in fee simple or otherwise in any manner the life tenant(s) desire, with or without consideration and without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby without liability for claims or debts of the remaindermen, and upon the death of the surviving life tenant, the remainder, if any, to JOANNA ERIN MIZELL, TRAVIS NEAL WINGO and MATHEW LUKE WINGO as Joint Tenants With Rights of Survivorship, hereinafter collectively as their interests may appear called the "Grantees," whose address is 20116 S.E. 116th Avenue, Inglis, Florida 34449.

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt whereof is hereby acknowledged, have **GRANTED, BARGAINED AND SOLD** to the Grantees and said Grantees' heirs and assigns forever, the following described land, situate lying and being in Levy County, Florida, to wit:

Lots 36, 37 and 38, Block A, REST HAVEN SHORES SUBDIVISION, as said lots are shown on a map or plat of said subdivision recorded at Plat Book 1, Page 58, public records of Levy County, Florida.

THIS IS THE HOMESTEAD OF THE GRANTORS.

LEGAL DESCRIPTION FURNISHED BY GRANTORS. NO TITLE OPINION REQUESTED, NONE GIVEN.

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

SUBJECT TO restrictions, reservations, easements, encumbrances, limitations and other matters of record.

Said Grantors do 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 Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, Sealed and Delivered

In the Presence of:

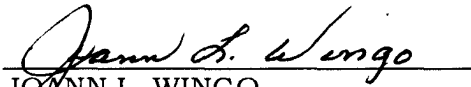
Witnesses as to Grantors:

Grantors:


ROBERT J. REYNOLDS


JERRY N. WINGO
a/k/a J. NEAL WINGO


LEAH G. MILLER


JOANN L. WINGO
a/k/a JOANN WINGO

STATE OF FLORIDA

COUNTY OF MARION

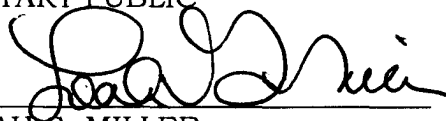
I **HEREBY CERTIFY** that on this day before me, an officer duly qualified to take acknowledgements, personally appeared J. NEAL WINGO a/k/a JERRY N. WINGO and JOANN L. WINGO a/k/a JOANN WINGO, who each produced personally known as identification, to me known to be the persons described herein, and who executed the foregoing instrument and acknowledged before me that same was duly executed.

WITNESS MY HAND AND OFFICIAL SEAL in the State and County aforesaid this 21st day of May, 2014.

(SEAL)



NOTARY PUBLIC


LEAH G. MILLER
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: