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THIS DOCUMENT PREPARED BY  
and Record and Return to:  
Douglas K. McKoy, Attorney at Law  
302 N. Main St.  
Trenton, FL 32693  
LO 20-01-16  
Parcel# 09735-009 AND  
09735-010-00

**WARRANTY DEED**  
**(RESERVING ENHANCED LIFE ESTATE)**

THIS WARRANTY DEED, executed this 6 day of February, 2020, by **James Z. Trimm and Margaret A. Trim, Husband and Wife**, hereinafter called "Life Tenants" and "Grantors", whose post office address is 11131 NE 109<sup>th</sup> Place, Archer, Florida 32618, in favor of **James Z. Trimm, II, John R. Trimm, and Terry N. Trimm**, 11091 NE 109<sup>th</sup> Place, Archer, Florida 32618 hereinafter called "Remaindermen" and "Grantees".

GRANTORS DO FIRST RESERVE UNTO THEMSELVES A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO MANAGE THE PROPERTY AND TO RETAIN ANY AND ALL PROFITS GENERATED THEREBY, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS 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 REMAINDERMEN, AND WITH FULL POWER AND AUTHORITY TO RETAIN ANY AND ALL PROCEEDS GENERATED THEREBY, AND HAVING RESERVED SAID LIFE ESTATE DO THEREAFTER FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS (**\$10.00**) AND OTHER VALUABLE CONSIDERATIONS GRANT, BARGAIN, SELL, ALIEN, REMISE, CONVEY AND CONFIRM UNTO **James Z. Trimm, II, John R. Trimm and Terry N. Trimm**, THE REMAINDER IN FEE SIMPLE, WHICH SHALL BECOME POSSESSORY ONLY UPON THE DEATH OF THE LIFE TENANTS, THE FOLLOWING DESCRIBED PROPERTY IN **LEVY COUNTY, FLORIDA**:

**SEE EXHIBIT "A"**

**TOGETHER WITH** all the improvements, equipment, tenements, hereditaments and appurtenances thereto belonging or now existing upon or in anywise appertaining to the land.

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AND THE GRANTORS hereby covenant with said Grantees that they are lawfully seized of said land in fee simple; and have good title and lawful authority to sell and convey said land; that they fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes subsequent to December, 2019.

IN WITNESS WHEREOF the Grantors have caused the presents to be signed and sealed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Douglas K. McKoy  
Witness Signature

James Z. Trimm  
James Z. Trimm

Douglas K. McKoy  
Witness' Printed Name

Belinda Standridge  
Witness Signature

Margaret A. Trimm  
Margaret A. Trimm

BELINDA STANDRIDGE  
Witness' Printed Name

STATE OF FLORIDA  
COUNTY OF GILCHRIST

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **James Z. Trimm and Margaret A. Trimm, Husband and Wife**, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form(s) of identification of the above-named person(s): FLDK PERSONALLY KNOWN or \_\_\_\_\_ as identification. No oath(s) taken.

6<sup>th</sup> WITNESS my hand and official seal in the County and State last aforesaid this day of February, 2020.

(NOTARY



BELINDA C. STANDRIDGE  
MY COMMISSION # GG 036847  
EXPIRES: October 23, 2020  
Bonded Thru Budget Notary Services

Belinda Standridge  
Notary Signature

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**EXHIBIT "A"**

**LOT 10, BLOCK 63, UNIVERSITY OAKS, ACCORDING TO PLAT THEREOF  
RECORDED IN PLAT BOOK 15, 15A THRU 15M, PUBLIC RECORDS OF LEVY  
COUNTY, FLORIDA.**

**AND**

**LOT 11, BLOCK 63, UNIVERSITY OAKS, ACCORDING TO PLAT THEREOF  
RECORDED IN PLAT BOOK 4, PAGE 15, 15H-15M, PUBLIC RECORDS OF LEVY  
COUNTY, FLORIDA**

Unofficial Copy