

Instrument prepared by and return to:

Theresa E. Owens
1317 NW 13th Ave.
Chiefland, FKL 32626

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Parcel Identification Number: 07282-001-00

WARRANTY DEED (Enhanced Life Estate)

This Warranty Deed Made and executed this 21st day of August, 2020, by **Bessie L. Hall, a single woman**, hereinafter called the grantor, to **Bessie L. Hall, a single woman**, for a LIFE ESTATE, WITHOUT ANY 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 REMAINDERMEN AND WITH FULL POWER AND AUTHORITY TO RETAIN ANY AND ALL PROCEEDS GENERATED THEREBY, AND UPON THE DEATH OF THE LIFE TENANT, THE REMAINDER, IF ANY, TO **Theresa E. Owens**, whose post office address is 1317 NW 13th Ave., Chiefland, FL 32626 , hereinafter called the grantee,

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Levy County, FL, viz:

Lot 11, of Block 29, Town of Old Chiefland, according to the plat thereof recorded in Plat Book 1, page 30, Public Records of Levy County, Florida, the same being identical with and the same as Lot 11, Block 29, McKenzie's Addition to Old Chiefland, according to the plat thereof recorded in Plat Book 2, page 35, Public Records of Levy County, Florida.

Grantor avers that at the time she conveyed said property in Official Records Book 1030, page 235, said deed included in error Lot 5 when it should have been Lot 11.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants 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 accruing subsequent to 12/31/2019, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and successors and assigns wherever the context requires.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Melinda Bass

Witness Signature

Melinda Bass

Print Name

Bessie L Hall Seal

Bessie L. Hall
1316 NW 12th Ave.
Chiefland, FL 32626

Jennifer Watkins

Witness Signature

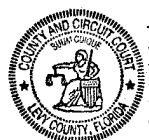
Jennifer Watkins

Print Name

STATE OF FLORIDA

COUNTY OF LEVY

The foregoing instrument was acknowledged before me the 21st day of August, 2020 by Bessie L. Hall, who is personally known to me or who has produced Permanent FL ID Card as identification.



SEAL
DEPUTY CLERK, per F.S. 695.03(1)
Danny J. Shipp, Clerk of Court
Levy County, Florida

Melinda Bass

Notary Public
Serial Number: *Melinda Bass*