

PREPARED BY:

Ronald W. Stevens, Esquire

P O Box 1444

Bronson, Florida 32621

RETURNED TO:

Werner Welker

7151 NW 95th Street

Chiefland, FL 32626

WARRANTY DEED

(Enhanced Life Estate)

THIS WARRANTY DEED, executed this 19th day of October, 2023, by **WERNER WELKER, the unmarried widow of HEDWIG WELKER, deceased, who holds these lands as his homestead property**, hereinafter called "Grantor", whose address is: 7151 NW 95th Street, Chiefland Florida, 32626, to **WERNER WELKER**, 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 ROBERT HANS EGON WELKER and JAMES WERNER WELKER, all as joint tenants will full rights of survivorship.** It is Grantor's absolute intent that no Remainderman hold any interest whatsoever until the death of Grantor. Life tenant reserves the absolute right to name, delete, cancel or replace any Remainderman at any time. Should no named Remainderman survive Life Tenant then in such event said lands shall revert back to Grantor as fee simple owner.

(Wherever used herein the terms "Grantor" and "Grantees" include all the parties to this instrument and the heirs, legal representatives, and assigns of the individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto the Grantees, all that certain land situate and being in Levy County, Florida.

See EXHIBIT "A" attached hereto and by this reference made a part hereof. Said property being the same as recorded in O.R. Book 839, Pages 494-495, Public records of Levy County, Florida

Parcel No: 00930-006-00

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

Said property is the homestead of the Grantor under the laws and constitution of the State of Florida.

THIS INSTRUMENT WAS PREPARED by Ronald W. Stevens, Esquire. Said attorney did not examine title to the lands described herein and absolutely no representation (whether expressed or implied) is made as to the status of title to said lands. No title insurance policy was requested or

prepared in this transaction. The legal description and all information was furnished by Grantor herein.

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 Grantees that he is lawfully seized of said land in fee simple; that he has good title and lawful authority to sell and convey said land; that he 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 subsequent to December 2022.

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

Signed, sealed and delivered
in the presence of:

Ronald W. Stevens

Signature of Witness

Ronald W. Stevens

Printed Name of Witness

Bernice A. Shaver

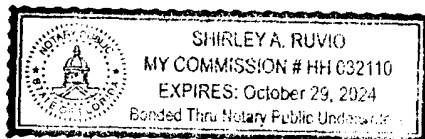
Signature of Witness

Bernice A. Shaver

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF LEVY

Sworn to (or affirmed) and subscribed before me by means of (☒) physical presence or; (☐) online notarization, **WERNER WELKER**, (check one): who is (☐) personally known to me or; (☒) who has produced: DR. License (FL) as identification, on the 19th day of October 2023.



Shirley A. Ruvio
NOTARY PUBLIC/STATE OF FLORIDA

Shirley A. Ruvio
PRINTED NAME OF NOTARY

(Seal)

Exhibit A

Parcel No. 5 of the unrecorded plat known as Blount property in Levy County, Florida, more particularly described as follows:

Commence at the SE corner of the SE 1/4 of NE 1/4 of Section 3, Township 12 South, Range 14 East, as a point of reference; from said point, run South 89°35'29" West, a distance of 514.75 feet; run thence North 00°38'03" West, a distance of 20 feet to the Northerly right of way line of paved road to establish the Point of Beginning; from said Point of Beginning, continue North 00°38'03" West, a distance of 378 feet; run thence South 89°35'29" West, a distance of 115.25 feet; run thence South 00°38'03" East, a distance of 378.0 feet to right of way of paved road; thence run East along said right of way line, a distance of 115.25 feet to the Point of Beginning.

WELKER, WERNER
WARRANTY DEED

Unofficial Copy