

**This instrument prepared by and
after recording return to:**

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R
A. Leigh Cangelosi, Esq.
Bogin, Munns & Munns, P.A.
2700 NW 43rd Street, Suite C
Gainesville, FL 32606
(352) 332-7688
Parcel ID #: 00270-002-00
File #: G240278

WARRANTY DEED
(Enhanced Life Estate)

THIS WARRANTY DEED, made and executed the 12th day of February, 2024, by **EDWARD T. LAWHON and RACHEL J. LAWHON**, husband and wife, whose address is PO Box 726 Cedar Key, FL 32625 ("Grantors"), to **EDWARD T. LAWHON and RACHEL J. LAWHON**, husband and wife, whose address is PO Box 726 Cedar Key, FL 32625, for a life estate (the "Life Estate Grantees"), without liability for waste, and with full power and authority in said Life Estate Grantee to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, without consideration, and without joinder or consent of the Remaindermen Grantees (defined below), and with full power and authority to retain any and all proceeds generated thereby (the "Life Estate Rights"), then upon death of both of the Life Estate Grantees, the remainder, if any, to **CHRISTOPHER LAWHON and LEVI LAWHON** as joint tenants with right of survivorship, whose address is PO Box 726 Cedar Key, FL 32625 ("Remaindermen Grantees"). The Life Estate Grantees and the Remaindermen Grantees shall be referred to collectively hereinafter as the Grantees.

("Grantor" and "Grantee" are used for singular or plural, as context requires. Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by Grantee, 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, lying and being in Levy County, Florida, described as follows (the "Property"):

The South twenty (20) acres of that part of the SE 1/4 of the NE 1/4 of Section 21, Township 14 South, Range 13 East, Levy County, Florida, lying easterly of State Road 347.

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging to 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 the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has executed this instrument on the date first above written.

Signed, sealed and delivered in
the presence of:

Grantor

Witnesses:

Nicola Strouse
Print Name: Nicola Strouse
Address: 2700 NW 43rd Street, Suite C
Gainesville, FL 32606

Edward T. Lawhon
EDWARD T. LAWHON

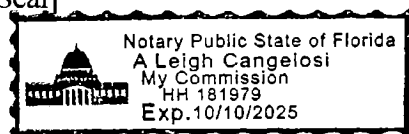
Rachel J. Lawhon
Print Name: Rachel J. Lawhon
Address: 2700 NW 43rd Street, Suite C
Gainesville, FL 32606

Rachel J. Lawhon
RACHEL J. LAWHON

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of February, 2024, by **EDWARD T. LAWHON** and **RACHEL J. LAWHON**, who are ☐ personally known to me or who have ☒ produced FL Drivers Licenses as identification.

[Notary Seal]



A Leigh Cangelosi
Notary Public
My Commission Expires: 10/10/2025

Note: This Warranty Deed was prepared without a title search and without title insurance, and the legal description was supplied by the parties; the preparer of this instrument assumes no liability for the state of the title or any inaccuracy of the legal description.