

This instrument was prepared  
WITHOUT EXAMINATION OF TITLE  
OR OPINION AS TO TITLE.

This instrument prepared by/ return to:  
Neil R. Covert, Esquire  
Neil R. Covert, P.A.  
311 Park Place Boulevard, Suite 180  
Clearwater, FL 33759  
(727) 449-8200  
Purchase Price \$10.00

**ENHANCED LIFE ESTATE DEED**  
**(Ladybird Deed)**

THIS ENHANCED LIFE ESTATE DEED, made as of this 12th day of February 2022 BETWEEN **DEAN HARAN AND JEWEL HARAN, husband and wife**, whose address is 2830 Blueslate Court, Land O Lakes, Florida 34638, hereinafter referred to as "Grantor(s)," and **DEAN R. HARAN AND JEWEL R. HARAN, husband and wife**, whose address is 2830 Blueslate Court, Land O Lakes, Florida 34638, for **A LIFE ESTATE**, without any liability for waste, and with full power and authority in said life estate to sell, convey, mortgage, lease or otherwise manage and dispose of the property described below, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last life tenant, the remainder, if any, to the **Dean R. Haran and Jewel R. Haran Living Trust dated February 12, 2024, and any amendments thereto**, whose address is 2830 Blueslate Court, Land O Lakes, Florida 34638, hereinafter referred to as "Grantee Beneficiary".

Wherever used herein the terms "Grantor(s)" and "Grantee Beneficiary" shall include all the parties to this instrument and their heirs, legal representatives, successors, and assigns.

WITNESSETH: That said Grantor(s), for good and valuable consideration in hand paid by said Grantee Beneficiary, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee Beneficiary, Grantee Beneficiary's heirs and assigns forever the following described property in LEVY County, Florida, to wit:

**SEE ATTACHED "EXHIBIT A"**

**Parcel ID: 0363400000**

**THIS IS NOT THE HOMESTEAD OF THE GRANTOR(S)**

SUBJECT to covenants, restrictions, easements and zoning of record and taxes for the current year and subsequent years.

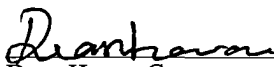
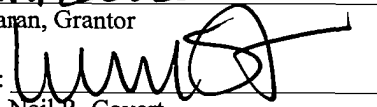
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging to or in anywise appertaining to tenements, hereditaments, and all the estate, right, title, interest and claim whatsoever and said Grantor(s) does hereby fully warrant the title to the land and will defend the same against the lawful claims of persons whomsoever.

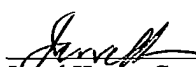
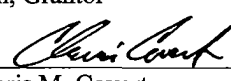
NO SEARCH OF RECORD TITLE HAS BEEN DONE ON THIS PROPERTY BY THE PREPARER OF THIS DEED AND NO SURVEY HAS BEEN RUN TO ESTABLISH THE EXACT BOUNDARIES. THE SCRIVENER HAS MERELY PREPARED THIS DEED AT THE REQUEST OF AND PURSUANT TO INFORMATION PROVIDED BY GRANTOR. NO REPRESENTATION AS TO WARRANTY OF TITLE IS MADE OR IMPLIED BY THE PREPARATION OF THIS DEED.

**NOTE TO CLERK, DEPARTMENT OF REVENUE AUDITORS, PROPERTY TAX APPRAISER, and TAX COLLECTOR:** This deed is exempt from deed documentary tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.155, FS 193.1554, and AGO 2001-31 (April 26, 2001).

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument as of the day and year first written above.

Signed, sealed and delivered by Grantor(s) to Grantee(s) in the presence of the following two witnesses as to all Grantors:


  
Dean Haran, Grantor  
Witness:   
Printed: Neil R. Covert  
311 Park Place Blvd. Clearwater, FL 33759

  
Jewel Haran, Grantor  
Witness:   
Printed: Chris M. Covert  
311 Park Place Blvd. Clearwater, FL 33759

STATE OF FLORIDA                     )  
  ) ss.  
COUNTY OF PINELLAS            )

The foregoing instrument was acknowledged before me, the undersigned Notary Public, in and for said County and State, by means of ☒ physical presence or ☐ online notarization, on this 12th day of February 2024, by DEAN R. HARAN AND JEWEL R. HARAN, who are ☐ personally known to me or ☒ have produced FL Drivers License as identification.

Witness my hand and official seal.

  
Lara R. Black, Notary Public



**LARA R. BLACK**  
Notary Public  
State of Florida  
Comm# HH203533  
Expires 11/30/2025

EXHIBIT "A"

One (1) acre, more or less, in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 10, Township 13 South, Range 17 East, Levy County, Florida, and being further and more particularly described as follows, to wit:

Commence at the NW corner of the said NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  and run thence South along section line for a distance of 375 feet to a point; thence run East, parallel with the North line of said Section 10, for a distance of 180 feet to the Point of Beginning and NW corner of the one (1) acre herein described. From the said Point of Beginning, continue thence East and parallel with the North line of said Section 10, for a distance of 210 feet to a made corner; thence run South parallel with the West line of said Section 10 for a distance of 210 feet to a made corner; thence run West parallel with the North line of said Section 10 for a distance of 210 feet to a made corner; then run North parallel to the West line of said Section 10 for a distance of 210 feet to the Point of Beginning.

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.

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