

THIS DOCUMENT PREPARED BY
and Record and Return to:
Douglas K. McKoy, Attorney at Law
302 N. Main St.
Trenton, FL 32693
Q 24-07-10
02708-002-00
02708-001-00

WARRANTY DEED
(GRANTING ENHANCED LIFE ESTATE)

THIS WARRANTY DEED, executed this 18th day of July, 2024, by **Darrell J. Dupree, joined by his wife Bonnie L. Dupree**, hereinafter called "Grantors", for and in consideration of the sum of TEN Dollars (\$10.00) and other valuable considerations GRANT, BARGAIN, SELL, ALIEN, REMISE, CONVEY AND CONFIRM UNTO **Darrell J. Dupree and Bonnie L. Dupree, husband and wife**, whose post office address is PO Box 121, Gulf Hammock, FL 32639, hereinafter called "Life Tenants" and "Grantees", **AN ENHANCED 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, TOGETHER WITH THE RIGHT TO CANCEL THIS DEED BY FURTHER CONVEYANCE, WHICH MAY DESTROY ANY AND ALL RIGHTS WHICH THE REMAINDERMAN MAY POSSESS UNDER THIS DEED, AND THEREAFTER GRANT, BARGAIN, SELL, ALIEN, REMISE, CONVEY AND CONFIRM UNTO **JASON JEROME DUPREE**, HAVING ADDRESS OF 1300 EASTWOOD DR, LUTZ, FL 33549, **THE REMAINDER INTEREST IN FEE SIMPLE**, WHICH SHALL FULLY VEST AND BECOME POSSESSORY ONLY UPON THE DEATH OF THE LIFE TENANT AND SUBJECT TO SUCH LEINS AND ENCUMBERANCES AS EXIST AT THAT TIME, THE FOLLOWING DESCRIBED PROPERTY IN LEVY COUNTY, FLORIDA:

See Attached Exhibit "A" – Legal Description

Title to the land herein conveyed was neither researched, guaranteed or insured by the preparing attorney at the request of the parties to the deed.

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 GRANTORS hereby covenant with said Grantee that they are lawfully seized of said land in fee simple; that they have good title and lawful authority to sell and convey said land; that they hereby 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, 2023.

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

Darrell J. Dupree
Darrell J. Dupree

Douglas K. McKoy
Witness' Printed Name
302 N Main St, Trenton, FL 32693

Shari L. Lugo
Witness

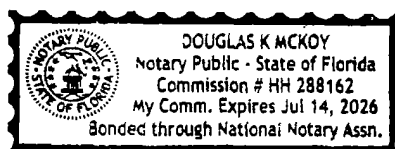
Bonnie L. Dupree
Bonnie L. Dupree

Shaina Lodge
Witness' Printed Name
302 N Main St, Trenton, FL 32693

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 18th day of July, 2024, by Darrell J. Dupree and Bonnie L. Dupree, who are personally known to me or who have produced FL Driver License and FL Driver License as identification, respectively.

(Notary Seal)



Douglas K. McKoy
Notary Public

Exhibit "A"

The SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and the East $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and the East $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and East $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ all in Section 30, Township 14 South, Range 16 East, Levy County, Florida

TOGETHER WITH a 1989 VEGA mobile home, bearing VIN No. K2069DS1282GAA and K2069DS1282GAB; Title No. 48707873 and 48697451, the certificates of title to which have been retired pursuant to F.S. 319.261

Parcel No. 0270800200

AND

The North $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and West $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and West $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 30, Township 14 South, Range 16 East, Levy County, Florida.

LESS AND EXCEPT

The SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and the East $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and the East $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and East $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ all in Section 30, Township 14 South, Range 16 East, Levy County, Florida.

TOGETHER WITH an easement for ingress, egress and public utilities over and across the West 30 feet of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and the North 30 feet of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 30, Township 14 South, Range 16 East, Levy County, Florida.

Parcel No. 0270800100