

This Instrument Prepared by/ Return To:

Smith Law Firm, LLC
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B. Shannon Smith, Esq.
B. Caleb Smith, Esq.
322 East Park Avenue
Chiefland FL 32626
352-490-5353/f: 352-490-5337

ENHANCED WARRANTY LIFE ESTATE DEED

per **THIS WARRANTY DEED** made this 20th day of September, 2024, by **FRANKLIN WAYNE DRUMMOND** and **ROBIN R. DRUMMOND**, husband and wife, whose mailing address is: Post Office Box 560, Chiefland FL 32644, herein referred to as GRANTOR hereby conveys to **FRANKLIN WAYNE DRUMMOND** and **ROBIN R. DRUMMOND**, husband and wife, whose mailing address is: 8160 N.W. 110th Street, Chiefland FL 32626, A LIFE ESTATE, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease, gift, or otherwise manage and dispose of the property described herein, 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 life tenant, the REMAINDER, if any, in equal shares, per stripes, to: **FRANKLIN WAYNE DRUMMOND JR.**, whose mailing address is: 8391 NW 110TH Street, Chiefland FL 32626; **ROBERT RUSSELL DRUMMOND**, whose mailing address is: 1814 Palmer Avenue, Winter Park FL 32792; and **ANDREW GORDON DRUMMOND**, whose mailing address is: 2950 NW 170th Street, Trenton FL 32693, hereinafter called the GRANTEE:

(Where 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).

WITNESSETH:

That the grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

Parcel IDs: 0776400000; 0256000000; 0203400000
0205900000; 0206400000; 0002500000
0001500000

Legal Descriptions:**River House:**

All of Lot 27, Treasure Camp Addition Unit 3, according to plat thereof recorded in Plat Book 2, Page 61 of the Public Records of Levy County,

Florida, lying and being in Section 32, Township 12 South, Range 13 East, Levy County, Florida.

Wekiva:

The SW 1/4 of Section 36, Township 13 South, Range 16 East.

Hunting Camp #1:

The E 1/2 of the SE 1/4 and the E 1/2 of the NW 1/4 of the SW 1/4 and the North 3/4 of the SW 1/4 of the SW 1/4 and the SE 1/4 of the NW 1/4 and the E 1/2 of the SW 1/4 of the NW 1/4 in Section 2, Township 14 South, Range 15 East.

Trotter:

The E 1/2 of the NW 1/4 and the W 1/2 of the NE 1/4 of Section 10, Township 14 South, Range 15 East.

Hunting Camp #2:

The E 1/2 of the NE 1/4 of the NE 1/4 in Section 11, Township 14 South, Range 15 East.

Coast:

The SW 1/4 of the SW 1/4 of Section 34, Township 13 south, Range 12 East.

Brunswick - Lower Suwannee:

The N 1/2 of the SW 1/4 of the NE 1/4 and the E 1/2 of the SW 1/4 of the SW 1/2 of the NE 1/4 and the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 25, Township 13 South, Range 12 East.

Subject to Covenants, Restrictions, Easements, and outstanding mineral interests, if any, but this shall not seek to reimpose the same.

THIS INSTRUMENT SHALL FURTHER RESERVE UNTO THE GRANTOR, THE RIGHT TO CANCEL THIS DEED BY FURTHER CONVEYANCE WHICH MAY DESTROY ANY AND ALL RIGHTS WHICH THE GRANTEE MAY POSSESS UNDER THIS DEED. GRANTEE SHALL HOLD A DEFEASIBLE REMAINDER INTEREST IN THE PROPERTY DESCRIBED HEREIN AND UPON THE DEATH OF THE GRANTOR, IF THE PROPERTY DESCRIBED HEREIN HAS NOT BEEN PREVIOUSLY DISPOSED OF PRIOR TO THEIR DEATH, ALL RIGHTS AND TITLE TO THE PROPERTY REMAINING SHALL FULLY VEST IN GRANTEE, SUBJECT TO SUCH LIENS AND ENCUMBRANCES EXISTING AT THAT TIME.

NO REVIEW OR EXAMINATION OF TITLE OR REPRESENTATION OF TITLE STATUS TO THE ABOVE DESCRIBED PROPERTY HAS BEEN MADE BY SMITH LAW FIRM, L.L.C. AND THE DESCRIPTION WAS DERIVED WITHOUT A SURVEY AND NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY SMITH LAW FIRM, L.L.C. AS TO THE ACCURACY OF SAID DESCRIPTION. GRANTOR DECLINED TITLE SERVICES, GRANTOR INDEMNIFIES AND HOLDS HARMLESS SMITH LAW FIRM AND ITS AGENTS, HEIRS AND ASSIGNS REGARDING ACTIONS EMANATING FROM DECLINATION OF TITLE SERVICES.

Together with all the tenements, hereditaments and appurtenances hereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenant with said grantee that the grantor is lawfully seised of said land in warrants simple: that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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.

IN WITNESS WHEREOF, the said grantor has signed sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

R-7
 Witness as to Grantor
 Print Name: BENJAMIN S. SMITH
 Address 322 EAST PARK AVE
 City/State CHIEFLAND FL 32626

Domprimin
 Witness as to Grantor
 Print Name: DORIS M. IRLINIA
 Address 322 EAST PARK AVE
 City/State CHIEFLAND FL 32626

R-7
 Witness as to Grantor
 Print Name: BENJAMIN S. SMITH
 Address 322 EAST PARK AVE
 City/State CHIEFLAND FL 32626

Domprimin
 Witness as to Grantor
 Print Name: DORIS M. IRLINIA
 Address 322 EAST PARK AVE
 City/State CHIEFLAND FL 32626

Franklin Wayne Drummond
FRANKLIN WAYNE DRUMMOND, Grantor

Robin R. Drummond
ROBIN R. DRUMMOND, Grantor

As to:

Franklin Wayne Drummond
FRANKLIN WAYNE DRUMMOND, Grantor

STATE OF FLORIDA)
 COUNTY OF LEVY)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared by means of ☒ physical presence or ☐ online notarization, **FRANKLIN WAYNE DRUMMOND**, Grantor, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same and who is personally known or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 20th day of September, 2024.



Leah Lanham
NOTARY PUBLIC STATE OF FLORIDA
 Print Name: _____
 My Commission Expires: _____

As to:

Robin R. Drummond
ROBIN R. DRUMMOND, Grantor

STATE OF FLORIDA)
 COUNTY OF LEVY)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared by means of ☒ physical presence or ☐ online notarization, **ROBIN R. DRUMMOND**, Grantor, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same and who is personally known or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 20th day of September, 2024.



Leah Lanham
NOTARY PUBLIC STATE OF FLORIDA
 Print Name: _____
 My Commission Expires: _____