

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

✓R A. Leigh Cangelosi, Esq.
Bogin, Munns & Munns, P.A.
2700 NW 43rd Street, Suite C
Gainesville, FL 32606
(352) 332-7688
Parcel ID #: 09585-003-00
File #: G241300

WARRANTY DEED
(Enhanced Life Estate)

THIS WARRANTY DEED, made and executed on this 4th day of October, 2024, by **RACHEL SEIGLER a/k/a RACHEL ELIZABETH SEIGLER**, a single woman, whose address is 14270 SW 4th Street, Williston, FL 32696, (the "Grantor"), to **RACHEL SEIGLER a/k/a RACHEL ELIZABETH SEIGLER**, whose mailing address is 14270 SW 4th Street, Williston, FL 32696, for a life estate (the "Life Estate Grantee"), 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 the Life Estate Grantee, the remainder, if any, to **JESSE SALYERS and JAMES SALYERS**, if they survive the Grantor, and if either of them does not survive the Grantor, then to their descendants, per stirpes, whose mailing address is 14270 SW 4th Street, Williston, FL 32696 ("Remaindermen Grantees"). The Life Estate Grantee 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"):

Lots 3, 4 and 5, Block 19, WILLISTON HIGHLANDS UNIT 7, according to the plat thereof as recorded in Plat Book 4, Pages 4, 4A through 4C, of the Public Records of Levy County, Florida.

Together with that 2007 PALM HARBOR double wide mobile home permanently affixed to Lot 4, having VIN# PH0616976AFL and VIN# PH0616976BFL and Title Numbers 99395123 and 99395014, title to which has been RETIRED per OR Book 1218 Page 935 of the public records of Levy County, Florida.

Parcel ID Number: 09585-003-00

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.

The said property is the homestead property of the Grantor within the meaning set forth in the constitution of the State of Florida, and Grantor will remain in possession of and retain a beneficial right to the homestead property pursuant to the terms of the trust agreement.

This 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.

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

Signed, sealed and delivered in
the presence of:

Witnesses:

Jessa Leigh Carver
Print Name: Jessa Carver
Address: 2700 NW 43rd Street, Suite C
Gainesville, FL 32606

Kylie Ramaswami
Print Name: Kylie Ramaswami
Address: 2700 NW 43rd Street, Suite C
Gainesville, FL 32606

Grantor

Rachel Seigler
**RACHEL SEIGLER a/k/a RACHEL
ELIZABETH SEIGLER**

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of October, 2024 by RACHEL SEIGLER a/k/a RACHEL ELIZABETH SEIGLER, who ☐ is personally known to me or ☐ has produced Florida License as identification.

[Notary Seal]



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