

This instrument prepared by
and after recording return to:

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Adam Steven Veige and Melanie Kristina Veige
706 SW 83rd Terrace
Gainesville, FL 32607

Property Appraiser's Parcel
Identification Number(s) 0037700300

WARRANTY DEED

The Grantors, ADAM STEVEN VEIGE and MELANIE KRISTINA VEIGE, husband and wife, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grants and conveys to the Grantees, ADAM STEVEN VEIGE and MELANIE KRISTINA VEIGE, as Trustees of the Adam Steven Veige Trust dated January 14, 2025 and MELANIE KRISTINA VEIGE and ADAM STEVEN VEIGE, as Trustees of the Melanie Kristina Veige Trust dated January 14, 2025, whose current mailing addresses are 706 SW 83rd Terrace, Gainesville, FL 32607, as Tenants in Common, all of the Grantors' right, title and interest in and to certain property located in Levy County, Florida (the "Property"), but subject to the reservation of the Grantors' rights enumerated below. The Property is more particularly, described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

Parcel Identification Number 0037700300

The Grantors reserves to themselves, for the duration of each Grantor's life, as Life Tenant, an enhanced life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to themselves the following rights, exercisable without the joinder of the remainder beneficiaries and with or without consideration: to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenant in their sole discretion decides; to terminate the interest of the Grantees by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to himself, herself, themselves, or to anyone else.

TO HAVE AND TO HOLD the said described property with all and singular rights, members and appurtenances thereunto appertaining unto the said Trustees, in Trust nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference. Full power and authority is hereby granted to said Trustees and said Trustees' successors to protect and conserve said property, to sell, contract to sell, and grant options to purchase said property and any right, title or interest therein on any terms;

to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend, and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title, or interest whatsoever, in, to, or about said property or any part thereof.

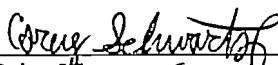
No party dealing with said Trustees in relation to said property in any manner whatsoever, and (without limiting the foregoing) no party to whom said property or any part thereof or any interest herein shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustees, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on said property, or (b) to see that the terms of this trust have been complied with, or (c) to inquire into the authority, necessity or expedience of any act of said Trustees, or (d) be privileged to inquire into any of the terms of said Trust Agreement. Every deed, mortgage, lease or other instrument executed by said Trustees in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of delivery thereof this trust was in full force and effect, (b) that such instrument was executed in accordance with the trust's terms and conditions hereof and of said Trust Agreement and is binding upon all beneficiaries hereunder, (c) that said Trustees were duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, power, duties and obligations of its, his, her, or their predecessor in trust.

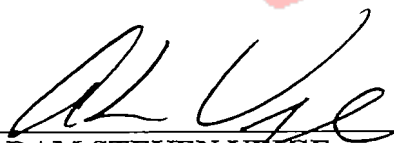
The Grantors warrant that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantors hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons.


THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.


Signed on January 14, 2025.

Signed in the presence of:


Print Name: Corey Schwartz
1617 NW 16th Avenue
Gainesville, FL 32605


ADAM STEVEN VEIGE
706 SW 83rd Terrace
Gainesville, FL 32607


Print Name: Paula Stanley
1617 NW 16th Avenue
Gainesville, FL 32605



MELANIE KRISTINA VEIGE
706 SW 83rd Terrace
Gainesville, FL 32607

Two witnesses as to
ADAM STEVEN VEIGE and
MELANIE KRISTINA VEIGE

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on January 14, 2025, by **ADAM STEVEN VEIGE** and **MELANIE KRISTINA VEIGE**.

Physical Presence _____
Online Notarization _____
Personally Known _____
Produced Identification _____
Type of Identification _____



Notary Public--State of Florida
Print Notary Name _____
My Commission Number is _____
My Commission Expires _____



ADAM D. ROARK
Commission # HH 524166
Expires July 15, 2028

Unofficial Copy

Exhibit A

Attached to and made a part of a warranty deed from Barbara Moore, an unmarried widow and surviving spouse of Harold Moore, deceased to Melanie Kristina Veige and Adam Steven Veige, husband and wife dated July 17, 2018.

A parcel of land in the East 1/2 of the NW 1/4 of Section 29, Township 15 South, Range 13 East, Levy County, Florida; being more particularly described as follows:

For a Point of Reference, commence at the NE Corner of that tract of land described in Deed Book 72, page 242 of the Public Records of Levy County, Florida; thence run S 13 deg 35 min 25 sec W, along the East line of said tract described in Deed Book 72, page 242, a distance of 224.93 feet; then N 59 deg 23 min 31 sec W, 421.13 feet to an iron pipe and the Point of Beginning; thence S 06 deg 37 min 34 sec E, 121.00 feet to an iron pipe; thence S 83 deg 22 min 26 sec W, 110 feet more or less to an intersection with the West line of said tract described in Deed Book 72, page 242; thence N 02 deg 04 min 48 sec E, along said West line of said tract described in Deed Book 72, page 242, a distance of 133 feet more or less to an intersection with a line that bears West from the Point of Beginning; thence East 90 feet more or less to close on the Point of Beginning,

LESS that parcel of land described in Warranty Deed from MAXINE P. COOPER, single, to LOLA ROPPEL dated November 5, 1985, filed November 6, 1985 and recorded in O.R. Book 259, page 364, Public Records of Levy County, Florida