

Instrument prepared by and returned to:

John Gulledge Sr.
14350 NW 72 TER
Trenton, FL 32693

Parcel Identification Number:
211000-000-00

WARRANTY DEED (Enhanced Life Estate)

This Warranty Deed Made and executed the 8th day of Jan, 2020, by John F. Gulledge Sr., hereinafter called the grantor, to John F. Gulledge Sr., for a 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, AND UPON THE DEATH OF THE LIFE TENANT, THE REMAINDER, IF ANY, TO John F. Gulledge Jr., whose post office address is: 8171 NW 125th ST Chiefland, FL 32626 , hereinafter called the grantee,

WITNESSETH: That the grantor, for and in consideration of love and affection and other valuable considerations, 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 in Levy County, FL, viz:

Lot 16, Block 2, TISHOMINGO PLANTATION, according to the plat thereof recorded in Plat Book 9, Page 27, Public Records of Levy County, Florida.

Together with a 1998 Destiny Double-wide Mobile Home bearing ID Nox. 0W60413A and 0W60413B, and Title Nos. 73792909 and 73792908, respectively.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATION OF RECORD, IF ANY.

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 grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and successors and assigns wherever the context requires.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: Melinda Bass

Print Name: Melinda Bass

John F. Gulledge Sr.
John F. Gulledge Sr.
14350 NW 72nd Ter.
Trenton, FL 32693

Witness Signature: Melissa Allen

Print Name: Melissa Allen

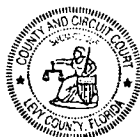
STATE OF FLORIDA

COUNTY OF Levy

The foregoing instrument was acknowledged before me the 8th day of Jan, 2020 by John F. Gulledge, Sr. who are personally known to me or who have produced Valid FL DL as identification.

Exp: 3-4-29

SEAL



DEPUTY CLERK, per F.S. 695.03(1)
Danny J. Shipp, Clerk of Court
Levy County, Florida

Melinda Bass
Notary Public
Serial Number: