

*This Instrument prepared by & return to*

Name: Frances C. Lowe, Esq.  
Guilday, Simpson, West, Hatch, Lowe & Roane, P.A.  
Address: 68-A Feli Way  
Crawfordville, Florida 32327  
Parcel ID: 00-00-077-306-10297-A28

**QUIT CLAIM DEED  
WITH RESERVED ENHANCED LIFE ESTATE**

THIS QUIT CLAIM DEED ("Deed"), is made this 9 day of January, 2019, by Donald Terrell Gilbert and Durene Elizabeth Gilbert, husband and wife, whose address is 27 West Point Dr., Crawfordville, Florida 32327, hereinafter called the ("Grantors"), to Donald Terrell Gilbert and Durene Elizabeth Gilbert, husband and wife, whose address is 27 West Point Dr., Crawfordville, Florida 32327, hereinafter called (the "Life Estate Grantees") and Tyler Anne Gilbert, a single woman, whose address is 220 Southeast 8<sup>th</sup> Street, Gainesville, Florida 32601, hereinafter called (the "Remainder Grantee").

Where used herein, the terms "Grantors" and "Grantees" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WHEREAS: Grantors are transferring all their rights and respective ownership interests they have or may have in the future, with respect to the Property described herein to the Life Estate Grantees and Remainder Grantee; and

NOW THEREFORE SO BE IT: That in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors by these presents do hereby remise, release and quit claim unto the Life Estate Grantees and the Remainder Grantee, all their respective rights, title, interests, claims and demands which Grantors have in and to the following described land, situate, lying and being in the County of Wakulla, State of Florida, including all improvements, to-wit (the "Property"):

LOT 3 AND THE NORTH ONE-HALF (1/2) OF LOT 4, BLOCK "C", UNIT 1,  
WEST POINT SUBDIVISION LIVE OAK ISLAND, AS PER PLAT THEREOF  
RECORDED IN PLAT BOOK 1, PAGE 19, OF THE PUBLIC RECORDS OF  
WAKULLA COUNTY, FLORIDA.

Being the same Property conveyed to Grantors by Robert E. Lovell and Kathy L. Lovell, husband and wife, under Warranty Deed dated March 31, 2003 and recorded in OR Book 482, Page 259 in the Public Records of Wakulla County, Florida.

The Property is the constitutional homestead of Grantors/Life Estate Grantees, Donald Terrell Gilbert and Durene Elizabeth Gilbert.

Grantors reserve unto the Life Estate Grantees, for and during the Life Estate Grantees' lifetimes, a life estate in the Property, of which grants to Life Estate Grantees, the exclusive possession, use and enjoyment of the rents and profits of the Property without any liability for waste. Grantors further reserve unto the Life Estate Grantees, for and during each and all of the Life Estate Grantees' lifetimes, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage or dispose of, in whole or in part, or grant any interest in the Property, by gift, sale or otherwise, so as to terminate the interest of the Life Estate Grantees and the Remainder Grantee, and with full power and authority to retain any and all proceeds generated thereby, as the Life Estate Grantees in their sole discretion, shall decide, except to dispose of the Property, if any, by devise upon any of the Life Estate Grantees' deaths. Grantors further reserve unto the Life Estate Grantees the right without the joinder of the Remainder Grantee, to cancel this Deed by further conveyance, which conveyance shall terminate any and all rights which the Remainder Grantee may possess by reason of this Deed.

The Remainder Grantee shall hold a remainder interest in the Property, vesting upon the death of the last surviving Life Estate Grantee if the Property has not been previously disposed. All remaining rights, title and interests of the Life Estate Grantees, in and to the Property at the time of death of the last surviving Life Estate Grantee shall fully vest in the Remainder Grantee, subject to such liens, easements and encumbrances existing at that time.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantors, either in law or equity, for the use, benefit and profit of the Life Estate Grantees and the Remainder Grantee forever.

IN WITNESS WHEREOF, Grantors have executed this instrument the day and year first above written.

*Title not warranted nor guaranteed by preparer.  
Signed and sealed in the presence of:*

**Grantors:**

Victoria Maudlin  
Witness Signature

Victoria Maudlin  
Printed Name

Lani E Musgrove  
Witness Signature

Lani E Musgrove  
Printed Name

Donald Terrell Gilbert L.S.  
Donald Terrell Gilbert

Victoria Maudlin  
Witness Signature

Victoria Maudlin  
Printed Name

Lani E Musgrove  
Witness Signature

Lani E Musgrove  
Printed Name

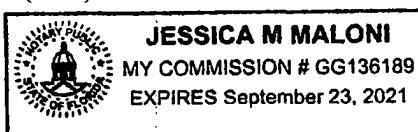
Durene E. Gilbert L.S.  
Durene E. Gilbert

STATE OF FLORIDA  
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January, 2019 by Donald Terrell Gilbert and Durene Elizabeth Gilbert, husband and wife. They:

- ☒ are personally known to me.  
☐ produced a current driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

(Seal)



Jessica M. Maloni  
Jessica M. Maloni  
Print Name  
Notary Public  
My Commission Expires: \_\_\_\_\_