

This Instrument prepared by & return to

Name: Frances C. Lowe, Esq.
Frances Casey Lowe, P.A.
Address: 68-A Feli Way
Crawfordville, Florida 32327

Parcel ID: 00-00-075-252-10235-022

Address: 28 Shoemaker Court, Crawfordville, FL

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

THIS QUIT CLAIM DEED ("Deed"), is made this 31st day of August, 2020, by Paul V. Vickery and Carol A. Vickery, husband and wife, whose address is 28 Shoemaker Court, Crawfordville, Florida 32327, hereinafter called the ("Grantors"), to Paul V. Vickery and Carol A. Vickery, husband and wife, whose address is 28 Shoemaker Court, Crawfordville, Florida 32327, hereinafter called (the "Life Estate Grantees") and Jason P. Vickery, a single man, whose address is 28 Shoemaker Court, Crawfordville, Florida 32327 (the "Remainder Grantee").

Where used herein, the terms "Grantor" and "Grantee" 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 the rights, titles, interests, claims and demands of Grantors' vested 100% interest in and to the described land, situate, lying and being in the Wakulla County, Florida, described hereto and incorporated herein, the "Property".

Lot 22, BRIDLEGATE, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 57, of the Public Records of Wakulla County, Florida.

The Property is the constitutional homestead of Grantors/Life Estate Grantees

Being the same property conveyed to Grantors, Paul V. Vickery and Carol A. Vickery, via Warranty Deed from Bridlegate/Audubon, Inc., dated August 19, 2002 and recorded in OR Book 454, Page 424 in the Public Records of Wakulla County, Florida.

Grantors reserve unto the Life Estate Grantees, for and during the Life Estate Grantees' lifetime, 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 the Life Estate Grantees' lifetime, 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. Grantors/Life Estate Grantees shall not dispose of the Property, if any, by devise at the time of their death. 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 100% remainder interest in the Property, vesting upon the death of the last Life Estate Grantee if the Property has not been previously disposed. All remaining rights, titles and interests of the Life Estate Grantees, in and to the Property at the time of death of the last 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, rights, titles, interests, liens, equities and claims 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 is neither warranted nor guaranteed by Preparer.

Signed and sealed in the presence of:

Grantors:

Maryl Pritt
 Witness Signature
Maryl Pritt
 Printed Name
Lani E Musgrove
 Witness Signature
Lani E Musgrove
 Printed Name

Paul V. Vickery L.S.
 Paul V. Vickery

Maryl Pritt
 Witness Signature
Maryl Pritt
 Printed Name
Lani E Musgrove
 Witness Signature
Lani E Musgrove
 Printed Name

Carol A. Vickery L.S.
 Carol A. Vickery

STATE OF FLORIDA
 COUNTY OF Walke

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 31st day of August, 2020 by Paul V. Vickery and Carol A. Vickery, 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: _____