

This Instrument prepared by & return to

:

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

*Parcel ID: 04-3S-01W-000-04277-004
126 Shepard's Easement
Crawfordville, FL 32327*

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

THIS QUIT CLAIM DEED ("Deed"), is made this 16th day of March, 2023, by NANCY THOMAS DAVIS, an unmarried widow, whose address is 126 Shepard's Easement, Crawfordville, FL 32327 (hereinafter called the "Grantor"), to NANCY THOMAS DAVIS, an unmarried widow, whose address is 126 Shepard's Easement, Crawfordville, FL 32327 ("Life Estate Grantee"), and to SUSAN ELIZABETH DAVIS, an unmarried woman, whose address is 994 Old Dillsboro Road, Silva, North Carolina 28779, and MEGAN DAVIS, a single woman, whose address is 126 Shepard's Easement, Crawfordville, FL 32327; KATLIN DAVIS, a single woman, whose address is 70 Augusta Street, Silva, North Carolina, 28779; BRADY FORTNER, a single man, whose address is 126 Shepard's Easement, Crawfordville, FL 32327; NOLAN FORTNER, a single man, whose address is 994 Old Dillsboro Road, Silva, North Carolina 28779; and ALLISON FORTNER, a single woman, whose address is 994 Old Dillsboro Road, Silva, North Carolina 28779, *all to own as joint tenants with rights of survivorship* (hereinafter called (the "Remainder Grantees").

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: Grantor is transferring all her rights and respective ownership interests she has or may have in the future, with respect to the Property described herein to the Life Estate Grantee and Remainder Grantees; 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, Grantor by these presents does hereby remise, release and quit claim unto the Life Estate Grantee and the Remainder Grantees, all the rights, titles, interests, claims and demands of Grantor's vested interest in and to the described land, situate, lying and being in the Wakulla County, Florida, described hereto and incorporated herein, the "Property".

See Exhibit A

The Property is the constitutional homestead of Grantor/Life Estate Grantee.

Being the same property conveyed to Nancy Thomas Davis via Warranty Deed from Ramon Ghigliotty and Leolilia Ghigliotty, husband and wife, dated August 17, 1993, and recorded in Official Records Book 218, Pages 129, in the Public Records of Wakulla County, Florida, as to Parcel ID Nos. 04-3S-01W-000-04277-004.

Grantor reserves unto the Life Estate Grantee, for and during the Life Estate Grantee's lifetime, a life estate in the Property, of which grants to Life Estate Grantee, the exclusive possession, use and enjoyment of the rents and profits of the Property without any liability for waste. Grantor further reserves unto the Life Estate Grantee, for and during the Life Estate Grantee's 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 Grantee and the Remainder Grantees, and with full power and authority to retain any and all proceeds generated thereby, as the Life Estate Grantee in her sole discretion, shall decide; except to dispose of the Property, by devise upon the Life Estate Grantee's death. Grantor further reserves unto the Life Estate Grantee the right without the joinder of the Remainder Grantees, to cancel this Deed by further conveyance, which conveyance shall terminate any and all rights which the Remainder Grantees may possess by reason of this Deed.

The Remainder Grantees shall hold a remainder interest in the Property, vesting upon the death of the Life Estate Grantee if the Property has not been previously disposed. All remaining rights, title and interests of the Life Estate Grantee, in and to the Property at the time of death shall fully vest in the Remainder Grantees, *to own as joint tenants with rights of survivorship*, 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 Grantor, either in law or equity, for the use, benefit and profit of the Life Estate Grantee and the Remainder Grantees forever.

IN WITNESS WHEREOF, Grantor has 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:

Grantor:

Nancy Sumner
Witness Signature

Nancy Sumner
Printed Name

Rebecka A Walden
Witness Signature

Rebecka A. Walden
Printed Name

Nancy Thomas Davis *L.S.*
NANCY THOMAS DAVIS

STATE OF FLORIDA
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of physical appearance or online notarization this 16th day of March, 2023 by NANCY THOMAS DAVIS, an unmarried widow. She:

- is personally known to me.
- produced a current driver's license as identification.
- produced _____ as identification.

(Seal)



Nancy Sumner

Nancy Sumner

Print Name
Notary Public
My Commission Expires: _____

Unofficial Copy

Exhibit A

Commence at an old concrete monument marking the Southwest corner of the Section 4, Township 3 South, Range 1 West, Wakulla County, Florida, and thence run North 00 degrees 25 minutes 38 seconds East along the West boundary of said Section 4 a distance of 2457.03 feet to a concrete monument, thence run North 00 degrees 35 minutes 20 seconds East along said West boundary 834.37 feet to a concrete monument, thence run South 89 degrees 09 minutes 44 seconds East 609.88 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 09 minutes 44 seconds East 417.30 feet, thence run South 00 degrees 14 minutes 32 seconds West 350.02 feet to the centerline of a 60.00 foot roadway easement, thence run North 89 degrees 09 minutes 44 seconds West along said centerline 311.13 feet, thence run North 00 degrees 14 minutes 32 seconds East 30.00 feet, thence run North 89 degrees 09 minutes 44 seconds West 106.17 feet, thence run North 00 degrees 14 minutes 32 seconds East 320.02 feet to the POINT OF BEGINNING containing 3.28 acres, more or less.

Subject to a roadway easement over and across the South 30.00 feet of the East 311.13 feet thereof.