

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: 00-00-041-000-09779-071
Location: 188 Maplewood Drive Crawfordville, FL 32327

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

THIS QUIT CLAIM DEED ("Deed"), is made this 16th day of May 2023, by Cynthia A. Carper, an unmarried widow whose address is 188 Maplewood Drive, Crawfordville, FL 32327, hereinafter called the ("Grantor"), to Cynthia A. Carper, an unmarried widow, whose address is 188 Maplewood Drive, Crawfordville, FL 32327, hereinafter called (the "Life Estate Grantee") and Creighton Carper, a married man, whose address is P.O. Box 2131, 99406 State Line Lane, Harbor, Oregon 97415-0304; Sandra Thorsland, a married woman, whose address is 2316 Collins Street, Sioux City, Iowa 51103-1738; Kelly Carper Polden, a married woman, whose address is 13181 Bluff Ridge Trail, Canyon, Texas 79015; Bobbi Corbin, a married woman, whose address is 1108 Cheyenne's Trail, Gerrardstown, West Virginia 25420; and Carol Carper, a single woman, whose address is P O Box 375 Orono, Maine 04473 to own as joint tenants with rights of survivorship (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 right and respective ownership interest 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 right, title, interest, 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. (Cynthia A. Carper)

Being the same property conveyed to Grantor via Warranty Deed from Cynthia A. Carper, an unmarried widow, Bobbi Corbin, a married woman, and Kelly Carper Polden, a married woman, dated May 15, 2023, and recorded in Official Records Book 1312, Page(s) 157-161, in the Public Records of Wakulla County, Florida.

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. Notwithstanding, the Life Estate Grantee cannot 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, *to own as joint tenants with rights of survivorship*, vesting upon the death of the Life Estate Grantee if the Property has not been previously disposed. All remaining right, title and interest of the Life Estate Grantee, in and to the Property at the time of death shall fully vest in the Remainder Grantees, subject to such liens, easements and encumbrances existing at such 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, liens, equity and claims 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:

[Signature]
Witness Signature

KEVIN G. SMITH
Printed Name

[Signature]
Witness Signature

Chrissy Sumner
Printed Name

Grantor:

[Signature] Cynthia A. Carper L.S.
CYNTHIA A. CARPER

STATE OF Florida
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 16th day of May, 2023 by CYNTHIA A. CARPER, an unmarried widow, who is personally known to me or have produced Drivers License as identification.

(Seal)



[Signature]
Rebecca A. Walden
Print Name
Notary Public
My Commission Expires: 3-20-27

Exhibit "A"

PARCEL "A"

COMMENCE AT THE SOUTHWEST CORNER OF LOT NO. 41, HARTSFIELD SURVEY, WAKULLA COUNTY, FLORIDA AND RUN NORTH 17 DEGREES 05 MINUTES WEST ALONG THE WEST BOUNDARY OF SAID LOT NO. 41 A DISTANCE OF 142.51 FEET TO THE NORTH RIGHT OF WAY FOR MAGNOLIA DRIVE AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 17 DEGREES 05 MINUTES WEST ALONG SAID WEST BOUNDARY 330.0 FEET, THEN RUN NORTH 72 DEGREES 45 MINUTES EAST 285.93 FEET, THEN RUN SOUTH 17 DEGREES 05 MINUTES EAST 329.67 FEET TO THE SAID NORTH RIGHT OF WAY FOR MAGNOLIA DRIVE, THEN RUN SOUTH 72 DEGREES 41 MINUTES WEST ALONG SAID NORTH RIGHT OF WAY 285.93 FEET TO THE POINT OF BEGINNING; CONTAINING 2.165 ACRES, MORE OR LESS.

PARCEL "B"

COMMENCE AT THE SOUTHWEST CORNER OF LOT NO. 41, HARTSFIELD SURVEY, WAKULLA COUNTY, FLORIDA AND RUN NORTH 17 DEGREES 05 MINUTES WEST ALONG THE WEST BOUNDARY OF SAID LOT NO. 41 A DISTANCE OF 142.51 FEET TO THE NORTH RIGHT OF WAY FOR MAGNOLIA DRIVE, THEN RUN NORTH 72 DEGREES 41 MINUTES EAST ALONG SAID NORTH RIGHT OF WAY 285.93 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THEN RUN NORTH 17 DEGREES 05 MINUTES WEST 329.67 FEET, THEN RUN NORTH 72 DEGREES 45 MINUTES EAST 297.17 FEET TO THE WEST RIGHT OF WAY FOR HICKORY DRIVE, THEN RUN SOUTH 16 DEGREES 55 MINUTES EAST ALONG SAID WEST RIGHT OF WAY 314.3 FEET TO THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT, THEN RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 14.90 FEET, THRU A CENTRAL ANGLE OF 90 DEGREES 24 MINUTES FOR A ARC DISTANCE OF 23.50 FEET, THEN RUN SOUTH 72 DEGREES 41 MINUTES WEST ALONG THE NORTH RIGHT OF WAY FOR SAID MAGNOLIA DRIVE 271.22 FEET TO THE POINT OF BEGINNING; CONTAINING 2.165 ACRES, MORE OR LESS.

NOTE: THE ROADS MENTIONED ABOVE IN LEGAL DESCRIPTIONS OF PARCEL "A" AND PARCEL "B", NAMELY MAGNOLIA DRIVE, AND HICKORY DRIVE, LOCATED IN WAKULLA COUNTY, FLORIDA, WERE CHANGED IN 1994 TO MAPLEWOOD DRIVE, (FORMERLY MAGNOLIA DRIVE), AND TO HICKORYWOOD DRIVE, (FORMERLY HICKORY DRIVE.)