

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: 00-00-077-017-10550-000
Location: 220 Oak St.

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

THIS QUIT CLAIM DEED ("Deed"), is made this 10th day of October 2023, by Jan Lee Pearce, a single woman, whose address 220 Oak St., Crawfordville, FL 32327, hereinafter called the ("Grantor"), to Jan Lee Pearce, a single woman, whose address 220 Oak St., Crawfordville, FL 32327, hereinafter called (the "Life Estate Grantee") and Raymond Lynwood Graham, III, a married man, whose address is 306 Flea Hill Place, Kingsland, GA, 31548 and Cecil Pearce Graham, a married man, whose address is 214 Oak St., Crawfordville, FL 32327, to own as *equal tenants in common*, in the event one or both predeceases the Grantor then to their *direct lineal heirs, per stirpes*, 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 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".

Lot numbered two (2), Bryson Hollow, a subdivision as recorded in Plat Book 5,
Page 43, of the Public Records of Wakulla County, Florida.

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

Being the same property conveyed to Grantor via Quit Claim Deed from Jan Lee Pearce, formerly known as Jan Pearce Hughes, dated July 15, 2014, and recorded in Official Records Book 946, Page 726, 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, Life Estate Grantee may not upon death dispose of the Property by devise. 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 as *equal tenants-in-common* in fee simple 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 of the Life Estate Grantee shall fully vest in the Remainder Grantees, as *equal tenants-in-common*, 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:

Lani E Musgrove
Witness Signature
Lani E Musgrove
Printed Name

68-A Feli Way
Address Crawfordville, FL 32327

Frances C Lowe
Witness Signature
FRANCES C. LOWE
Printed Name

68-A Feli Way
Address Crawfordville, FL 32327

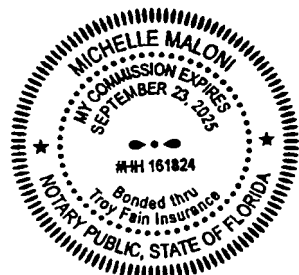
Grantor:

Jan Lee Pearce L.S.
JAN LEE PEARCE

STATE OF FLORIDA
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 10th day of October, 2023 by JAN LEE PEARCE, a single woman, who is personally known to me or have produced _____ as identification.

(Seal)



Michelle Maloni
Michelle Maloni
Print Name
Notary Public
My Commission Expires: _____