

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: 07-5S-02W-000-02683-000
Location: Sopchoppy Highway, Sopchoppy, Florida*

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

THIS QUIT CLAIM DEED ("Deed"), is made this 22nd day of May, 2024, by Charles W. Smith, a married man, whose address 14 Buckhorn Creek Road, Sopchoppy, Florida 32358, hereinafter called the ("Grantor"), to Charles W. Smith and Elizabeth R. Smith, Husband and Wife, whose address 14 Buckhorn Creek Road, Sopchoppy, Florida 32358, hereinafter called (the "Life Estate Grantees") and Tina Mechelle Smith Porter and Stephen Arko Porter, Wife and Husband, whose address is 8 Buckhorn Creek Road, Sopchoppy, Florida 32358, *to own as joint tenants with rights of survivorship*. In the event Tina Mechelle Smith Porter and Stephen Arko Porter predecease the Grantors, the Property described herein shall be transferred to Tina Mechelle Smith Porter and Stephen Arko Porter's direct lineal heirs, 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 his rights and respective ownership interest he has or may have in the future, with respect to the Property described herein to the Life Estate Grantees 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 Grantees 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" attached hereto and incorporated herein.

The Property is not the constitutional homestead of Grantors/Life Estate Grantees.

Being the same property conveyed to Grantors via Warranty Deed from Thomas L. Crum, dated July 14, 1989, and recorded in Official Records Book 154, Page 934, Public Records of Wakulla County, Florida.

Grantor reserves 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. Grantor further reserves 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 interests in the Property, by gift, sale or otherwise, so as to terminate the interests of the Life Estate Grantees and the Remainder Grantees, 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. Notwithstanding, the Life Estate Grantees may not dispose of the Property by devise at the time of passing. Grantor further reserves unto the Life Estate Grantees 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, as *joint tenants with rights of survivorship*, upon the death of the last surviving 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 surviving Life Estate Grantee 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, rights, titles, interests, liens, equity and claims whatsoever of the Grantor, either in law or equity, for the use, benefit and profit of the Life Estate Grantees and the Remainder Grantees forever.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Information contained herein was furnished by Parties and not verified by Preparer. This document prepared without the benefit of a title search and is based solely on facts provided by either of the Parties or their agent(s). No title policy is being issued.

Signed and sealed in the presence of:

Michelle Maloni
Witness Signature
Michelle Maloni
Printed Name

Grantor:
Charles W. Smith L.S.
CHARLES W. SMITH

68-A Feli Way, Crawfordville, FL 32327
Address

[Signature]
Witness Signature
KEVIN G. SMITH
Printed Name

68-A Feli Way, Crawfordville, FL 32327
Address

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of May, 2024 by CHARLES W. SMITH, a married man, who is personally known to me or has produced _____ as identification.

(Seal)

Nancy Sumner
Nancy Sumner
Print Name
Notary Public
My Commission Expires: _____

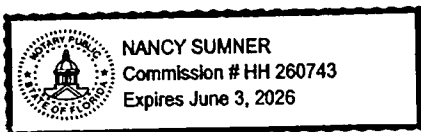


EXHIBIT "A"

Begin at a point 330 feet South and 660 feet East of the Northwest corner of the Southwest Quarter (SW1/4) of Section 7, Township 5 South, Range 2 West and run thence South 00 degrees 05 minutes East 184.3 feet to the northerly right of way limits of U. S. 319 (State Road 375), thence run North 81 degrees 32 minutes East along said North right of way limits 334 feet to a point intersecting the westerly boundary of Ivory Smith property, thence run North 00 degrees 05 minutes West along the west boundary of said Smith property 129 feet to a point, thence run South 89 degrees 55 minutes West 330 feet to the point of beginning. Lying and being in the Northwest Quarter of the Southwest Quarter of Section 7, Township 5 South, Range 2 West. Containing 1.24 acres more or less.

ALSO:

.Beginning at a point 525.9 feet South and 990 feet East of the northwest corner of the Southwest Quarter (SW1/4) of Section 7, Township 5 South, Range 2 West said point being on the southerly right of way limits of State Road 319, thence run South 00 degrees 05 minutes East 143.9 feet to a point intersecting the Northerly right of way limits of State Road No. S-372, thence run North 52 degrees 49 minutes East along said right of way limits 195.7 feet to a point intersecting the southerly right of way limits of State Road 375, thence run North 81 degrees 32 minutes East along said right of way limits 156.4 feet to the point of beginning. Lying and being in the Northwest Quarter of the Southwest Quarter of Section 7, Township 5 South, Range 2 West. Containing .25 acre, more or less.