

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: 00-00-045-135-09848-025
Location: 233 Deer Track Way, Crawfordville, FL*

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

THIS QUIT CLAIM DEED ("Deed"), is made this 13th day of June, 2024, by Charles E. Hicks and Carolyn K. Hicks, Husband and Wife, whose address is 233 Deer Track Way, Crawfordville, Florida 32327, and Brandy C. Campbell, a married woman, whose address is 672 Shadeville Road, Crawfordville, Florida 32327, hereinafter called the ("Grantors"), to Charles E. Hicks, Husband and Wife, whose address is 233 Deer Track Way, Crawfordville, Florida 32327, hereinafter called (the "Life Estate Grantees") and Kreana C. Evanshine, a married woman, whose address is 1448 Marion Avenue, Tallahassee, Florida 32303, Brandy C. Campbell, a married woman, whose address is 672 Shadeville Road, Crawfordville, Florida 32327 and Jon C. Hicks, a married man, whose address is 558 Jack Crum Road, Crawfordville, Florida 32327, 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: 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 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, Grantors by these presents do hereby remise, release and quit claim unto the Life Estate Grantees and the Remainder Grantees, all the rights, titles, interests, claims and demands of Grantors' vested interests in and to the described land, situate, lying and being in the Wakulla County, Florida, described hereto and incorporated herein, the "Property".

Lot 22, Bull Sink Subdivision, as per map or plat thereof recorded in Plat Book 2, at page 21 of the Public Records of Wakulla County, Florida.

The Property is the constitutional homestead of Grantors, Charles E. and Carolyn K. Hicks/Life Estate Grantees.

Being the same property conveyed to Grantors via Quit Claim Deed from Grantors, Charles E. and Carolyn K. Hicks, dated July 9, 2018, and recorded in Official Records Book 1079, Page 388, 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 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. Grantors further reserve 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, vesting 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 taxes, 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 Grantors, either in law or equity, for the use, benefit and profit of the Life Estate Grantees and the Remainder Grantees forever.

IN WITNESS WHEREOF, Grantors have 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:

Chrissy Sumner
Witness Signature

Chrissy Sumner
Printed Name

68-A Feli Way, Crawfordville, FL 32327
Address

Jani E Musgrove
Witness Signature

Jani E Musgrove
Printed Name

68-A Feli Way, Crawfordville, FL 32327
Address

Grantors:

Charles E Hicks L.S.
Charles E. Hicks

Carolyn K Hicks L.S.
Carolyn K. Hicks

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 13th day of June, 2024 by Charles E. Hicks and Carolyn K. Hicks, Husband and Wife, who are personally known to me or have produced _____ as identification.

(Seal)



Michelle Maloni
Michelle Maloni
Print Name
Notary Public
My Commission Expires: 9-23-25

Chrissy Sumner
Witness Signature

Chrissy Sumner
Printed Name

68-A Feli Way, Crawfordville, FL 32327
Address

Lani E Musgrove
Witness Signature

Lani E Musgrove
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 X physical presence or
online notarization, this 13th day of June, 2024 by Brandy C. Campbell, a married woman, who is
personally known to me or has produced _____ as identification.

Brandy C. Campbell L.S.
Brandy C. Campbell

(Seal)



Michelle Maloni
Michelle Maloni
Print Name
Notary Public
My Commission Expires: 9-23-25

Official Copy