

This instrument prepared by
and after recording return to:

Robert D. Mendelson
Attorney at Law
2282 Killearn Center Boulevard, Suite B
Tallahassee, Florida 32309

00-00-057-350-09960-A09
Property Appraiser's Parcel
Identification Number(s)

WARRANTY DEED

The Grantor, Ruth F. DeSerio, a single woman, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, Dana Christine DeSerio, whose mailing address is 1615 Hoel Ave. Unit 314, Stoughton, WI 53589, all of the Grantor's right, title and interest in and to certain property located in Wakulla County, Florida (the "Property"), but subject to the reservation of the Grantor's rights enumerated below. The Property is more particularly, described as follows:

Lot 9, Block A of GARDENS OF SARALAN-PHASE I according to the Plat thereof as recorded in Plat Book 4, Page(s) 77-78, of the Public Records of Wakulla County, Florida.

The Grantor reserves to herself, as Life Tenant, an enhanced life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to herself the following rights, exercisable without the joinder of the remainder beneficiaries and with or without consideration: to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenant in her sole discretion decides; to terminate the interest of the Grantee by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to herself or to anyone else.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

THE PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

Signed on October 3, 2024.

Signed in the presence of:

Robert D. Mendelson
Witness: Robert D. Mendelson

Ruth F. DeSerio
Ruth F. DeSerio
55 Carousel Circle
Crawfordville, Florida 32327

Cynthia E. Mendelson
Witness: Cynthia E. Mendelson

Address of Robert D. Mendelson: 2749 Millstone Plantation Road Tallahassee, Florida 32312

Address of Cynthia E. Mendelson: 2749 Millstone Plantation Road Tallahassee, Florida 32312

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on October 3, 2024, by Ruth F. DeSerio.

Physical Presence
Online Notarization _____
Personally Known
Produced Identification _____
Type of Identification _____

Robert D. Mendelson
Notary Public--State of Florida
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

