

This Instrument prepared by & return to

*Name: Frances C. Lowe, Esq.
Lowe Legal & Title
Address: 68-A Feli Way
Crawfordville, Florida 32327*

*Parcel ID: 29-3S-01E-166-05506-36B
Location: 665 River Plantation Road, Crawfordville, FL*

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

THIS QUIT CLAIM DEED ("Deed"), is made this 26th day of November, 2024, by Kathleen Gaylor a/k/a Kathleen G. Musheno, a single woman, whose address 665 River Plantation Road, Crawfordville, Florida 32327, hereinafter called the ("Grantor"), to Kathleen Gaylor a/k/a Kathleen G. Musheno, a single woman, whose address 665 River Plantation Road, Crawfordville, Florida 32327, hereinafter called (the "Life Estate Grantee") and Evan Elliot Musheno, a married man, whose address is 1302 NW Hearnnes Avenue, Blue Springs, Missouri 64015 and Todd McDaniel, a married man, whose address is 4345 N Hyland Avenue, Dayton, Ohio 45424, *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: Grantor is transferring all her rights and respective ownership interests 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" attached hereto and incorporated herein.

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

Being the same property conveyed to Grantor via Quit Claim Deed from William S. Musheno, dated March 19, 2007, and recorded in Official Records Book 704, Page 877, 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 interests in the Property, by gift, sale or otherwise, so as to terminate the interests 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

may not dispose of the Property by devise at the time of passing. 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 *joint tenants with rights of survivorship* 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 joint tenants with rights of survivorship*, 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 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.

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:

Grantor:

Michelle Maloni
Witness Signature
Michelle Maloni
Printed Name

Kathleen Gaylor L.S.
KATHLEEN GAYLOR A/K/A
KATHLEEN G. MUSHENO

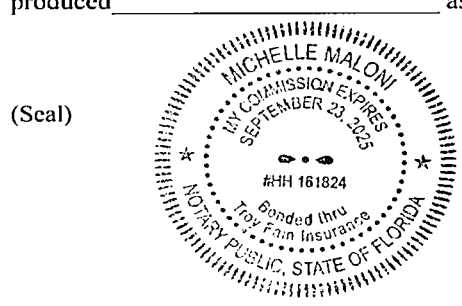
68-A Feli Way, Crawfordville, FL 32327
Address

[Signature]
Witness Signature
KEVIN A SMITH
Printed Name

68-A Feli Way, Crawfordville, FL 32327
Address

STATE OF FLORIDA
COUNTY OF WAKULIA

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 26th day of November, 2024 by KATHLEEN GAYLOR A/K/A KATHLEEN G. MUSHENO, a single woman, who is personally known to me or has produced _____ as identification.



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

EXHIBIT "A"

Lot 36, Block B, of RIVER PLANTATION ESTATES, UNIT TWO, according to the plat thereof recorded in Plat Book 2, Pages 59-61, public records of Wakulla County, Florida, said lot lying in Section 29, Township 3 South, Range 1 East, Wakulla County, Florida.

SUBJECT TO Declaration of Restrictions, Covenants, Easements and Reservations applicable to RIVER PLANTATION ESTATES, UNIT TWO recorded in Official Records Book 101, Pages 602-608, public records of Wakulla County, Florida.

FURTHER SUBJECT TO documents pertaining to Wakulla River Club, Inc. (Horncowpers's Association)

FURTHER SUBJECT TO real estate taxes assessed against the property for the year of the closing and subsequent years.

FURTHER SUBJECT TO zoning and governmental regulation of land use.

FURTHER SUBJECT TO mineral rights previously reserved of record and any other easements, reservations and restrictions of record.

FURTHER SUBJECT TO any adverse claim to any portion of the land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.

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