

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-166-05506-44A
Location: 688 River Plantation Road, Crawfordville, FL*

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

THIS QUIT CLAIM DEED ("Deed"), is made this 4th day of March, 2024, by Ann R. Flanagan, an unmarried widow, whose address 688 River Plantation Road, Crawfordville, Florida 32327, hereinafter called the ("Grantor"), to Ann R. Flanagan, an unmarried widow, whose address 688 River Plantation Road, Crawfordville, Florida 32327, hereinafter called (the "Life Estate Grantee") and Laura Flanagan Kennon, a single woman, whose address is 688 River Plantation Road, Crawfordville, Florida 32327, hereinafter called (the "Remainder Grantee"). In the event Laura Flanagan Kennon predeceases me, said Property described herein shall pass to her direct lineal heirs, to own as equal tenants in common.

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 right and ownership interest she has or may have in the future, with respect to the Property described herein to the Life Estate Grantee and Remainder Grantee; 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 Grantee, 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 and deceased Spouse, Michael R. Flanagan via Warranty Deed from Wee Country Corporation of Florida, dated August 1, 1993, and recorded in Official Records Book 219, Page(s) 831-832, 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 Grantee, 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 Grantee, to cancel this Deed by further conveyance, which conveyance shall terminate any and all rights which the Remainder Grantee may possess by reason of this Deed.

The Remainder Grantee shall hold a remainder interest in the Property, vesting in fee simple upon the death of the Life Estate Grantee if the Property has not been previously disposed. All remaining rights, title and interest of the Life Estate Grantee, in and to the Property at the time of her death shall fully vest in the Remainder Grantee, 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 Grantee 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:

Chrissy Sumner
Witness Signature

Ann R. Flanagan L.S.
ANN R. FLANAGAN

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 4th day of March, 2024 by ANN R. FLANAGAN, an unmarried widow, who is personally known to me or has produced _____ as identification.

(Seal)



Michelle Maloni
Michelle Maloni

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

EXHIBIT "A"

Lot 44, Block A, 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 lots 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. (Homeowner'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.

GRANTEE shall further be required prior to installation of a septic tank system to have a professional engineer design and certify to Grantee and to all appropriate governmental agencies, including all applicable Wakulla County agencies, as to the location of said septic tank system.