

This Instrument prepared by & return to

Name: Frances C. Lowe, Esq.
Lowe Legal & Title
Address: 68-A Feli Way
Crawfordville, Florida 32327
Parcel ID: 36-3S-02W-182-01763-064
Location: 162 Duncan Drive, Crawfordville, Florida

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

THIS QUIT CLAIM DEED ("Deed"), is made this 2nd day of April, 2025, by Randall L. Armstrong and Rebecca L. Armstrong, Husband and Wife, whose address is 162 Duncan Drive, Crawfordville, Florida 32327, hereinafter called the ("Grantors"), to Randall L. Armstrong and Rebecca L. Armstrong, Husband and Wife, whose address is 162 Duncan Drive, Crawfordville, Florida 32327, hereinafter called (the "Life Estate Grantees") and Traci Leanne Tyson, a married woman, whose address is 1429 Ferzon Way, Tallahassee, Florida 32312, hereinafter called (the "Remainder Grantee").

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 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, Grantors by these presents do hereby remise, release and quit claim unto the Life Estate Grantees and the Remainder Grantee, 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 64 of AUDUBON FOREST, according to the Plat thereof as recorded in Plat Book 3, Page(s) 62, of the Public Records of Wakulla County, Florida.

The Property is the constitutional homestead of Grantors/Life Estate Grantees.

Being the same property conveyed to Grantors via Warranty Deed from Gregory Marini a/k/a Gregory Marini and Sharon Marini, dated July 15, 2016, and recorded in Official Records Book 1005, Page 603, 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 Grantee, 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 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 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 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 Grantors, either in law or equity, for the use, benefit and profit of the Life Estate Grantees and the Remainder Grantee 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:

Grantors:

Lani E. Muggrave
Witness Signature

Randall L. Armstrong L.S.
RANDALL L. ARMSTRONG

Lani E. Muggrave
Printed Name

687 Whitley Crawfordville, FL 32329
Address

Chissy Sumner
Witness Signature

Rebecca L. Armstrong L.S.
REBECCA L. ARMSTRONG

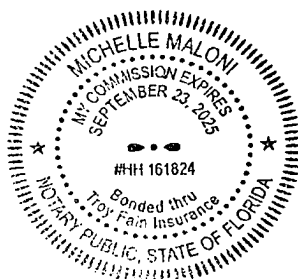
Chissy Sumner
Printed Name

687 Whitley Crawfordville, FL 32329
Address

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 2nd day of April, 2025 by RANDALL L. ARMSTRONG and REBECCA L. ARMSTRONG, 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