

Prepared by:

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2121 Killarney Way, Suite G-2
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Parcel I.D.: 00-00-074-272-10223-F13

(Space above this line reserved for recording office use only)

WARRANTY DEED RESERVING ENHANCED LIFE ESTATE

1. IDENTIFICATION OF GRANTOR

Names and address of Grantor: Jo Ann Riggle, a widowed woman
54 Goldfinch Way
Crawfordville, FL 32327

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEEES

Names and addresses of Grantees: Michael E. Sordan
154 Duncan Drive
Crawfordville, FL 32327

John Lewis Riggle
2365 Smiley Avenue
Winter Park, FL 32792

As Tenants in Common.

The word "you" as hereafter used means the Grantees.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnership or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Lot 13, Block "F", SONGBIRD SUBDIVISION PHASE I, A Subdivision
As Per Map Or Plat Thereof, Recorded In Plat Book 3, Pages 88-92, Of The
Public Records Of Wakulla County, Florida.

**THIS CONVEYANCE IS MADE WITHOUT
THE BENEFIT OF A TITLE SEARCH**

The Property Appraiser's Parcel Identification Number is 00-00-074-272-10223-F13.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever.

8. INTENT OF GRANTORS/LIFE ESTATE RESERVED

The Grantor is conveying all of her interest in the Real Property to the Grantees, subject to an enhanced life estate. A life estate in the Real Property is reserved in Grantor, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any to Grantees.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed Reserving Enhanced Life Estate on the day and year written below.

Executed on April 16, 2025.

**Signed, Sealed and Delivered
in presence of**

Victoria Henry
Witness: Victoria Henry
Address: 71 A Songbird Ave.
Crawfordville FL 32327

Jo Ann Riggle
Name: JO ANN RIGGLE
Address: 54 Gold Finch Way
Crawfordville, FL 32327



Witness: Sean T. Desmond

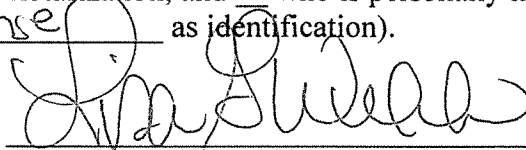
Address: 2121 Killarney Way, Tallahassee
FL, 32309

State of Florida

County of Wakulla

The foregoing instrument was acknowledged before me on April 16, 2025 by Jo Ann Riggle (by means of ✓ physical presence OR online notarization, and who is personally known to me OR who has produced Driver's license as identification).

[Seal]



Notary Public



Unofficial Copy