

This instrument prepared by:  
Tiffany R. Heggendorn, Esquire  
Waldoch & McConnaughay, P.A.  
1632 Metropolitan Circle  
Tallahassee, Florida 32308

(For Recording Use)

Parcel Id. Number: 10-3S-01W-111-04357-015

**SPECIAL WARRANTY DEED  
WITH RESERVED ENHANCED LIFE ESTATE**

THIS SPECIAL WARRANTY DEED WITH RESERVED ENHANCED LIFE ESTATE ("Deed"), is made this 6<sup>th</sup> day of May 2025, by **Phyllis D. Dechant and Earl R. Dechant, husband and wife**, whose address is 24 Reservation Court, Crawfordville, Florida 32327, ("Grantor"), and **David Dechant**, whose address is P.O. Box 26176, Greenville, South Carolina 29616, and **Melodye L. Farrar**, whose address is 540 Sunrise Lane, Earlysville, Virginia 22936, and **Stephen Dechant**, whose address is P.O. Box 17253, San Antonio, Texas 78217, **each having an undivided one-third (1/3) interest as tenants in common ("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.

WITNESSETH: That in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor by these presents does hereby remise, release and quit claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in the County of Wakulla, State of Florida, but subject to the reservation of the Grantors' rights enumerated below, to-wit (the "Property"):

LOT 15, WAKULLA RESERVATION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 33, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Subject to taxes for the year 2025 and subsequent years, restrictions, reservations, covenants and easements of record. The Property is the constitutional homestead of Grantors and will continue to be the homestead of the Grantors after this transfer.

The Grantors reserve to the Grantors, as Life Tenants, an enhanced life estate in the Property for their joint lifetimes, in fee simple, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserve to the Grantors the following rights, exercisable without the joinder of the Grantee, 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 Tenants in the Grantors' sole discretion decide; 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 the Grantors or to anyone else.

The Grantor hereby warrants to and covenants with the Grantee that: the Grantor is lawfully seized of the real property in fee simple; the Grantor has good right and lawful authority to convey the real property; except as noted above, at the time of the delivery of this deed, the real property was free from any encumbrances made by the Grantor; the Grantor fully warrants the title to the real property for any acts of the Grantor; and the Grantor will defend the title against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantors have executed this instrument the day and year first above written.

*Phyllis D. Dechant*

Phyllis D. Dechant, Grantor

*Earl R. Dechant*

Earl R. Dechant, Grantor

Signed, sealed and delivered in the presence of:

*Nicole J. French*

Witness (as to both Grantors)

Print Name: *Nicole French*

1632 Metropolitan Circle  
Tallahassee, FL 32308

*Autumn Thompson*

Witness (as to both Grantors)

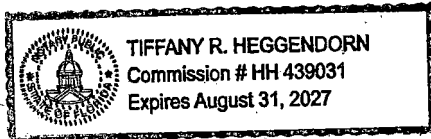
Print Name: *Autumn Thompson*

1632 Metropolitan Circle  
Tallahassee, FL 32308

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Phyllis D. Dechant and Earl R. Dechant** by means of (check one)  physical presence or  online notarization and who are (check one)  personally known to me or  have produced FL DL & FL ID as identification and who executed the foregoing instrument and acknowledged before me that they executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 6<sup>th</sup> day of May 2025.



*Tiffany R. Heggendorn*

Notary Public, State of Florida at Large

This instrument was prepared by Tiffany R. Heggendorn of Waldoch & McConnaughay, P.A., 1632 Metropolitan Circle, Tallahassee, FL 32308, who certifies that she prepared it from information given to her and neither the accuracy of the description nor the marketability of title is guaranteed.