

**Prepared by:**

Sean T. Desmond, Esq.  
Sunshine Legacy Law, PLLC  
2121 Killarney Way  
Tallahassee, FL 32309

Parcel I.D. #: 20-3S-01E-154-05398-B19

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

**WARRANTY DEED RESERVING ENHANCED LIFE ESTATE**

**1. IDENTIFICATION OF GRANTORS**

Names and address of Grantors: David Herman Yarbrough and Carolyn Yarbrough,  
Husband and Wife  
415 River Plantation Rd.  
Crawfordville, FL 32327

The word “we” or “us” as hereafter used means the Grantors.

**2. IDENTIFICATION OF GRANTEES**

Name and address of Grantees: David Brian Yarbrough  
176 Southfork Lane  
Crawfordville, FL 32327

Jeffrey Mark Yarbrough  
102 Old Bethel Road  
Crawfordville, FL 32327

As Tenants in Common

The word “them” or “us” or “you” as hereafter used means the Grantees.

**3. MEANINGS OF TERMS**

The terms “We,” “us,” “them,” “you”, “grantors,” and “grantees,” 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:  
SEE ATTACHED EXHIBIT "A" MADE A PART HERETO

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

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2025.

The Property Appraiser's Parcel Identification Number is 20-3S-01E-154-05398-B19.

**5. CONSIDERATION**

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

**6. CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5, we 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**

We 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 Grantors are 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 Grantors, 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 Grantors have executed this Warranty Deed Reserving Enhanced Life Estate on the day and year written below.

Executed on May 14<sup>th</sup>, 2025.

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

[Signature]  
Witness: Sean T. Desmond  
Address: 2721 Killarney Way  
Tallahassee, FL 32309

[Signature]  
David Herman Yarbrough (a married man)

[Signature]  
Witness: Eisa Gweck  
Address: 71A Scribble Ave.  
Crawfordville GA 31727

[Signature]  
Carolyn Yarbrough (a married woman)

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me on May 14<sup>th</sup>, 2025 by David Herman Yarbrough, by means of  physical presence OR  online notarization, and  who are personally known to me OR  who has produced Drivers license as identification and Carolyn Yarbrough by means of  physical presence OR  online notarization, and  who are personally known to me OR  who has produced Drivers license as identification.

[Seal]



VICTORIA M. AVERY  
Commission # HH 424581  
Expires July 23, 2027

[Signature]  
Notary Public

Unofficial Copy

Exhibit "A"

Lot 19, Block B, of RIVER PLANTATION ESTATES according to the plat thereof recorded in Plat Book 2, pages 43-46, 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 recorded in Official Records Book 93, Pages 716-737, 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.