

This Instrument prepared by & return to

*Name: Frances C. Lowe, Esq.
Lowe Legal & Title
Address: 68-A Feli Way
Crawfordville, Florida 32327*

*Parcel ID: 00-00-121-080-11985-000
Location: 1571 Shell Point Road, Crawfordville, Florida*

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

THIS QUIT CLAIM DEED ("Deed"), is made this 27th day of June, 2025, by PETER DURAN THOMAS and SHARYN DOUGLASS THOMAS, Husband and Wife, whose address is 1571 Shell Point Road, Crawfordville, Florida 32327, hereinafter called the ("Grantors"), to PETER DURAN THOMAS and SHARYN DOUGLASS THOMAS, Husband and Wife, whose address is 1571 Shell Point Road, Crawfordville, Florida 32327, hereinafter called (the "Life Estate Grantees") and ANDREA PAIGE THOMAS, a single woman, whose address is 1245 NW Morrell Drive, White Springs, Florida 32096 and SARAH LAINE FRASER, a married woman, whose address is 3544 Oak Hill Trail, Tallahassee, Florida 32312, to own *as joint tenants with rights of survivorship*, hereinafter called (the "Remainder 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.

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 Grantees; 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 Grantees, 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".

See Exhibit "A" attached hereto and incorporated herein.

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

Being the same property conveyed to Grantors via Quit Claim Deed from Tod McKee Thomas, dated March 7, 2017, and recorded in Official Records Book 1028, Pages 71-72 and Quit Claim Deed from Peter Duran Thomas and Sharyn Douglas Thomas, dated January 17, 2023, and recorded in Official Records Book 1303, Pages 169-173, 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 Grantees, 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 Grantees, to cancel this Deed by further conveyance, which conveyance shall terminate any and all rights which the Remainder Grantees may possess by reason of this Deed.

The Remainder Grantees shall hold a remainder interest in the Property, as *joint tenants with rights of survivorship* 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 Grantees as *joint tenants with rights of survivorship*, 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 Grantees 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:

Chrissy Sumner
Witness Signature

Chrissy Sumner
Printed Name

68A Feli Way
Crawfordville, FL 32327

Address

Lani E Musgrove
Witness Signature

Lani E Musgrove
Printed Name

68A Feli Way
Crawfordville, FL 32327

Address

Grantors:

Peter Duran Thomas L.S.
PETER DURAN THOMAS

Sharyn Douglass Thomas
SHARYN DOUGLASS THOMAS

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 27th day of June, 2025 by PETER DURAN THOMAS and SHARYN DOUGLASS THOMAS, 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

Unofficial Copy

EXHIBIT "A"

Shell Point Beach, Unit 1, Block A, Lot 4 or physical location and address: 1571 Shell Point Rd., Crawfordville, FL 32327.

And

Commence at an iron rod marking the Northwest corner of Lot 4, Block "A" of Shell Point Beach, Unit No. 1, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 24 of the Public Records of Wakulla County, Florida, said point also lying on the Southerly right of way boundary of Shell Point Road, thence leaving said Southerly right of way boundary run North 17 degrees 09 minutes 49 seconds West 50.00 feet to an iron rod and cap (marked #7793) lying on the Northerly right of way boundary of said Shell Point Road for the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Northerly right of way boundary continue North 17 degrees 09 minutes 49 seconds West 10.30 feet to the approximate mean high water line of a canal, thence run North 71 degrees 03 minutes 09 seconds East along said mean high water line 54.90 feet, thence run North 74 degrees 43 minutes 36 seconds East along said mean high water line 5.13 feet, thence leaving said mean high water line run South 17 degrees 10 minutes 06 seconds East 11.75 feet to an iron rod and cap (marked #7793) lying on the Northerly right of way boundary of aforementioned Shell Point Road, thence run South 72 degrees 45 minutes 00 seconds West along said right of way boundary 60.00 feet to the POINT OF BEGINNING, containing 0.02 acres (670 square feet) more or less.