

*This Instrument prepared by & return to*

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

*Parcel ID:* 24-2S-02W-000-01415-001  
*Address:* 278 Guy Strickland Road, Crawfordville, Florida

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

THIS QUIT CLAIM DEED ("Deed"), is made this 7<sup>th</sup> day of August, 2025, by H. Lamar Henderson, an unmarried widower, whose address is 278 Guy Strickland Road, Crawfordville, Florida 32327, hereinafter called the ("Grantor"), to H. Lamar Henderson, an unmarried widower, whose address is 278 Guy Strickland Road, Crawfordville, Florida 32327, hereinafter called (the "Life Estate Grantee") and Jordan Peters, a married woman, whose address is 274 Guy Strickland Road, Crawfordville, Florida 32327, hereinafter called (the "Remainder Grantee"). In the event Jordan Peters predeceases Grantor/Life Estate Grantee, said real property shall pass to her direct lineal heirs, *per stirpes*.

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: Grantor is transferring all his right and respective ownership interests he has or may have in the future, with respect to the Property described herein to the Life Estate Grantee and the 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, Grantor by these presents does hereby remise, release and quit claim unto the Life Estate Grantee and the Remainder Grantee, all the right, title, interest, claims and demands of Grantor's vested interest in and to the described land, situate, lying and being in the Wakulla County, Florida, described as follows (the "Property"):

See Exhibit "A" attached hereto and incorporated herein.

*The Property is the constitutional homestead of Grantor/Life Estate Grantee.*

This property being the same property conveyed to Grantors, H. Lamar Henderson and Linda J. Henderson (Deceased Spouse of H. Lamar Henderson) by Harvey L. Henderson and Linda J. Henderson, via Quit Claim Deed dated June 25, 2007, and recorded in Official Records Book 729, Page(s) 132-133 of the Wakulla County Public Records.

Grantor reserves unto the Life Estate Grantee, for and during the Life Estate Grantee's lifetime, a life estate in the Property, of which grants to Life Estate Grantee, the exclusive possession, use and enjoyment of the rents and profits of the Property without any liability for waste. Grantor further reserves unto the Life Estate Grantee, for and during the Life Estate Grantee's 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 Grantee and the Remainder Grantee, and with full power and authority to retain any and all proceeds generated thereby, as the Life Estate Grantee in his sole discretion, shall decide. Notwithstanding, the Life Estate Grantee may not dispose of the Property by devise at the time of passing. Grantor further reserves unto the Life Estate Grantee 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, as fee simple upon the death of the Life Estate Grantee if the Property has not been previously disposed. All remaining right, title and interest of the Life Estate Grantee, in and to the Property at the time of death of the Life Estate Grantee shall fully vest in the Remainder Grantee in fee simple, 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 therunto belonging or in anywise appertaining, and all the estate, right, title, interest, liens, equity and claims whatsoever of the Grantor, either in law or equity, for the use, benefit and profit of the Life Estate Grantee and the Remainder Grantee forever.

IN WITNESS WHEREOF, the Grantor has 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 \_\_\_\_\_  
[Signature]  
Witness Signature

KEVIN G SMITH  
Printed Name **68A Feli Way**  
**Crawfordville, FL 32327**

Address \_\_\_\_\_

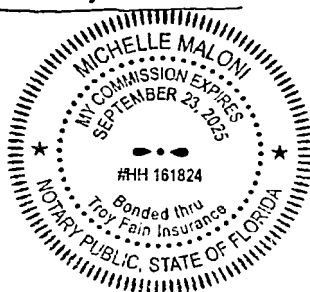
Grantor:

[Signature] L.S.  
H. LAMAR HENDERSON

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 7<sup>th</sup> day of August, 2025 by H. LAMAR HENDERSON, an unmarried widower, who is personally known to me or have produced \_\_\_\_\_ as identification.

(Seal)



Michelle Malone  
Michelle Malone  
Print Name  
Notary Public  
My Commission Expires: 9-23-25

EXHIBIT "A"

COMMENCE AT AN IRON PIPE MARKING THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 2 WEST, WAKULLA COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 24 AS MONUMENTED AS FOLLOWS: SOUTH 89 DEGREES 25 MINUTES 41 SECONDS EAST 1330.64 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 26 MINUTES 56 SECONDS EAST 640.39 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 25 MINUTES 33 SECONDS EAST 189.30 FEET TO A SET REBAR FOR THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN SOUTH 89 DEGREES 25 MINUTES 33 SECONDS EAST 450.00 FEET TO AN IRON PIPE; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE OF SAID SECTION 24 RUN NORTH 00 DEGREES 27 MINUTES 39 SECONDS EAST 578.00 FEET TO A REBAR; THENCE NORTH 89 DEGREES 27 MINUTES 10 SECONDS WEST 450.00 FEET TO SET REBAR; THENCE SOUTH 00 DEGREES 27 MINUTES 39 SECONDS WEST 577.79 FEET TO THE POINT OF BEGINNING, CONTAINING 5.97 ACRES MORE OR LESS.

SUBJECT TO A MAINTAINED RIGHT OF WAY LINE OF A COUNTY GRADED ROADWAY LYING OVER AND ACROSS A PORTION OF THE SOUTHERLY AND EASTERLY SIDE DESCRIBED THEREOF.