

This Instrument prepared by & return to

*Name: Frances C. Lowe, Esq.
Guilday, Simpson, West, Hatch, Lowe & Roane, P.A.
Address: 68 A Feli Way
Crawfordville, Florida 32327
Parcel ID#: 111733 G0050*

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

THIS QUIT CLAIM DEED ("Deed"), is made this 4th day of February, 2018, by Kathrine R. Floyd, a single woman, whose address is 2618 Noble Drive, Tallahassee, Florida 32308 ("Grantor"), to Kathrine R. Floyd, a single woman, whose address is 2618 Noble Drive, Tallahassee, Florida 32308 ("Life Estate Grantee") and Gail Robinson ("Gail"), a single woman, whose address is 1216 Stable Run Drive, Tallahassee, Florida 32310. If Gail is deceased, to Sharon Carrouth ("Sharon"), a single woman, whose address is 3209 Yorktown Drive, Tallahassee, Florida 32312 (Remainder Grantee(s)).

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 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 right, title, interest, claim and demand which Grantors have in and to the described land, situate, lying and being in the County of Leon, State of Florida, the "Property", to wit:

Lot 5, Block "G" of BETTON WOODS, Unit 3, a subdivision as per map or plat thereof recorded in Plat Book 8, Page 91, of the Public Records of Leon County, Florida.

The Property described herein is the homestead of the Grantor/Life Estate Grantee.

Grantor further reserves unto Life Estate Grantee, for and during their 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 grants unto Life Estate Grantee, for and during their lifetime, the right without the joinder of the Remainder Grantees, to sell, lease, encumber by mortgage, pledge, lien or otherwise manage or dispose of, in whole or in part, or grant any interest in the Property, by gift, sale or otherwise, so as to terminate the interest of the Remainder Grantees, and with full power and authority to retain any and all proceeds generated thereby, as Life Estate Grantee in Life Estate Grantee's sole discretion shall decide, except to dispose of the Property, if any, by devise upon the death of the last surviving Life Estate Grantee. Grantor further grants unto Life Estate Grantee 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, vesting upon the death of the last surviving Life Estate Grantee if the Property has not been previously disposed. All remaining right, title and interest of the Life Estate Grantee, upon the death of the last surviving Life Estate Grantee, in and to the Property shall fully vest in the Remainder Grantees, subject to such liens, easements and encumbrances existing at that 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, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the Life Estate Grantee, and Remainder Grantees forever.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Title not warranted nor guaranteed by preparer.
Signed and sealed in the presence of:

Grantor:

Lucia Newsome
Witness Signature

K R Floyd L.S.
Katherine R. Floyd

Tracy Newsome
Printed Name

Frances Lowe
Witness Signature

Frances Lowe
Printed Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 4th day of February, 2018, by Katherine R. Floyd, a single woman. They:

- are personally known to me.
- produced a current driver's license as identification.
- produced _____ as identification.

(Seal)

Frances C Lowe

Frances C. Lowe

Print Name
Notary Public
My Commission Expires: _____

