

ENHANCED LIFE ESTATE DEED

THIS INSTRUMENT PREPARED BY/RETURN TO:

MICHAEL HOLLANDER, ESQ.
225 NE 8TH AVENUE
OCALA, FL 34470

Property Appraisers Parcel Identification Number:
25-18S-18E-0180 000B0

TITLE NOT EXAMINED

THIS WARRANTY DEED, executed on the 26 day of January in the year 2018, by **RICHARD H. SCHAEFFER AND JOYCE E. SCHAEFFER**, a married couple, whose post office address is 1026 W. Copper Mist Court, Hernando, FL 34442 herein referred to as the Grantor, and **RICHARD H. SCHAEFFER AND JOYCE E. SCHAEFFER**, whose post office address is 1026 W. Copper Mist Court Hernando, FL 34442 herein referred to as the Grantee, a life estate, without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remainderman, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, to our son, RICHARD H. SCHAEFFER, JR., a divorced man who resides at 1581 Poplar Ridge Court, Florence, Kentucky 41042 and our daughter, ROBIN GRACE, a married woman who resides at 320 Harmon Blvd., Oakwood, Ohio 45419.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby acknowledges, has granted, bargained, and sold to the Grantee, the following described land, situate, lying and being in Citrus County, Florida:

Lot 10, Block B, WOODVIEW VILLAS II, according to plat thereof as recorded in Plat Book 17, Pages 42 and 43, public records of Citrus County, Florida

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, in fee simple forever.

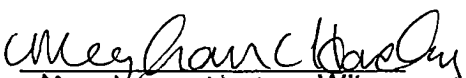
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

AND the Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that the Grantor does hereby fully warrant the title to the said land and will defend the same against the lawful claims of all persons whomsoever.

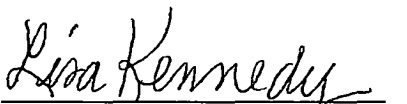
Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

IN WITNESSES WHEREOF, Grantor signed and sealed this warranty deed the day and year first above written.

Signed, sealed and delivered in the presence of:


Megan Hickey, Witness


RICHARD H. SCHAEFFER,
Grantor


Lisa Kennedy, Witness

STATE OF FLORIDA
COUNTY OF CITRUS

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 **RICHARD H. SCHAEFFER** who has produced a Florida driver's license as identification and who did take an oath and who executed the foregoing instrument and acknowledged before me that he executed same.

Witness my hand and official seal in the county and state last aforesaid this 26 day of January, in the year 2018.



NOTARY PUBLIC



Michael A. Hollander
Commission # FF932703
Expires: October 9, 2018
Bonded thru Aaron Notary

IN WITNESSES WHEREOF, Grantor signed and sealed this warranty deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Meghan Hackey
Witness
Meghan Hackey

Lisa Kennedy
Witness
Lisa Kennedy

Joyce E. Schaeffer
JOYCE E. SCHAEFFER, Grantor

STATE OF FLORIDA
COUNTY OF CITRUS

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 **JOYCE E. SCHAEFFER** who has produced a Florida driver's license as identification and who did take an oath and who executed the foregoing instrument and acknowledged before me that he executed same.

Witness my hand and official seal in the county and state last aforesaid this 29 day of January, in the year 2018.

Michael A. Hollander

NOTARY PUBLIC



Michael A. Hollander
Commission # FF932703
Expires: October 9, 2018
Bonded thru Aaron Notary