

Prepared by and return to:  
JOSHUA MAGIDSON, ESQ.  
Macfarlane Ferguson & McMullen  
Post Office Box 1669  
Clearwater, FL 33757

This deed was prepared without  
the benefit of a title search.  
*Parcel No. 18E19S04 34300*  
*Consideration: \$10.00*

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**DEED RESERVING ENHANCED LIFE ESTATE**

This Deed has been executed on the date indicated below, by **MARIA S.K. HOUMIS** (hereinafter "**Grantor**"), whose address is 101 S. Bayshore Boulevard, Unit 61, Safety Harbor, FL 34695, subject to the terms and conditions hereinafter set forth to my son, **DEMETRIOS NICHOLAS HOUMIS** (hereinafter "**Grantee**"), whose address is 11709 Raintree Boulevard #D, Temple Terrace, FL 33617. Wherever 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.

**W I T N E S S E T H:**

Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00), to Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred and by these presents does grant, bargain, sell and transfer unto Grantee and his successors and assigns, all of Grantor's interest in that certain real property in the County of Citrus, State of Florida, including all appurtenances thereto (the "**Property**"), more particularly described as follows:

That portion of the E ½ of E ½ of NE ¼ of SE ¼ of Sec. 5, Township 19 South, Range 18 East, that lies East of a line that lies 85 feet East of and a right angle to the center line of Florida Power Corp. Crystal River Plant-Curlew 240 KV Transmission line, Citrus County Fla, being more particularly described as follows:

Beginning at the East Quarter corner of Section 5, Township 19 South, Range 18 East, run South 89° 27' 21" West, along the North boundary of the E ½ of E ½ of NE ¼ of SE ¼ of Section 5, 134.03 feet to a point that is 85 feet East of and at right angle to the most Easterly Center Line of Florida Power Corp. Crystal River Plant-Curlew 240 KV. Transm. Lines; thence South 0° 07' 31" East, parallel to the center line of said transmission line, 1325.95 feet to a point of the South boundary of the E ½ of E ½ of NE ¼ of SE ¼; thence North 89° 22' 57" East, along said South boundary, 130.87 feet to Southeast corner of the NE ¼ of SE ¼ of Section 5, Township 19 South, Range 18 East; thence North 0° 00' 41" East along the East boundary of said NE ¼ of SE ¼ 1325.80 feet to the point of beginning.


**This deed is revocable by the Grantor, so no documentary stamp taxes are payable with respect to this conveyance other than \$0.70.**

GRANTOR RESERVES UNTO HERSELF FOR AND DURING HER LIFETIME, THE EXCLUSIVE POSSESSION, USE AND ENJOYMENT OF THE RENTS AND PROFITS OF THE PROPERTY. GRANTOR FURTHER RESERVES UNTO HERSELF, FOR AND DURING HER LIFETIME, IN HER SOLE DISCRETION, THE UNRESTRICTED RIGHT TO SELL, LEASE, CONVEY, ENCUMBER BY MORTGAGE, PLEDGE, LIEN OR OTHERWISE MANAGE AND DISPOSE, IN WHOLE OR IN PART, OR GRANT ANY INTEREST THEREIN, OR COMMIT WASTE, OF THE PROPERTY, BY GIFT, SALE OR OTHERWISE, SO AS TO TERMINATE THE INTERESTS OF GRANTEE, EXCEPT TO DISPOSE OF THE PROPERTY BY DEVISE UPON GRANTOR'S DEATH. THE GRANTOR RETAINS THE POWER TO MAKE THE AFORESAID DISPOSITIONS, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER BY THE GRANTEE, AND TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS DERIVED THEREFROM. GRANTOR FURTHER RESERVES THE RIGHT TO CANCEL THIS DEED BY FURTHER CONVEYANCE THAT MAY DESTROY ANY AND ALL RIGHTS GRANTEE MAY POSSESS UNDER THIS DEED. GRANTEE SHALL HOLD A REMAINDER INTEREST IN THE PROPERTY, AND UPON THE DEATH OF THE GRANTOR, IF THE PROPERTY HAS NOT BEEN PREVIOUSLY DISPOSED OF PRIOR TO THE GRANTOR'S DEATH, ALL RIGHT AND TITLE TO THE PROPERTY REMAINING SHALL FULLY VEST IN GRANTEE, SUBJECT TO SUCH LIENS AND ENCUMBRANCES EXISTING AT THAT TIME.


To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor's, either in law or equity, to the only proper use and benefit of Grantee.

IN WITNESS WHEREOF, Grantor has signed this deed on the 21 day of October, 2020.

Signed in the presence of:

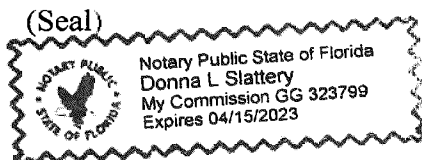
  
Print Name: Andrew B. Sasso


  
MARIA S.K. HOUMIS

  
Print Name: Joshua Magidson  
As to "Grantor"

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of October, 2020, by **MARIA S.K. HOUMIS**, who is ☐ personally known to me or ☒ who produced FL Drivers License as identification.



  
Name: Donna L. Slattery  
Notary Public State of Florida