

This instrument prepared by:
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Parcel I.D. No./AK No. 3328663

**WARRANTY DEED
WITH RESERVATION OF ENHANCED LIFE ESTATE**

THIS INDENTURE made this 26th day of April, 2021 BETWEEN

DALE W. NICHOLAS and BEVERLY G. NICHOLAS, his wife

whose post office address is: **1535 N. Eagle Ridge Path, Hernando, FL 34442**, grantor*, and

JASON D. NICHOLAS, Ph.D.

whose post office address is: **2766 Carnoustie Drive, Okemos, MI 48864**, grantee*.

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida**, to-wit:

Lot 27, BELLAMY RIDGE, as per plat thereof, recorded in Plat Book 18, Page 2 through 5, inclusive, of the Public Records of Citrus County, Florida.

SUBJECT TO easements, restrictions, covenants, limitations and conditions of record, if any.

SUBJECT TO lien of taxes for 2021 and subsequent.

BY THIS DEED, THE GRANTORS, DALE W. NICHOLAS AND BEVERLY G. NICHOLAS, OR THE SURVIVOR UPON ONE PREDECEASING, RESERVE UNTO THEMSELVES A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY FOR THE REMAINDER OF THEIR NATURAL LIVES, WITHOUT ANY LIABILITY FOR WASTE, WITH FULL POWER AND AUTHORITY IN THEM TO SELL, CONVEY, MORTGAGE, LEASE AND OTHERWISE DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, AND WITHOUT JOINDER BY THE REMAINDERMAN IN ANY MANNER THEY SEE FIT. THE GRANTORS FURTHER RESERVE THE RIGHT TO SUBSTITUTE OR DELETE REMAINDERMEN AND TO RECEIVE ABSOLUTELY ALL OF THE PROCEEDS FROM THE SALE OF THE PROPERTY. UPON DEATH OF THE LAST LIFE TENANT, THE REMAINDER, IF ANY TO JASON D. NICHOLAS, PH.D.

LEGAL DESCRIPTION AND TITLE TO PROPERTY NOT SEARCHED OR APPROVED.

and said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered

in our presence:

Donald F. Perrin

Signature of First Witness

Donald F. Perrin

Print Name of First Witness

Teresa Fleetwood

Signature of Second Witness

TERESA FLEETWOOD

Print Name of Second Witness

DALE W. NICHOLAS

DALE W. NICHOLAS

BEVERLY G. NICHOLAS

BEVERLY G. NICHOLAS

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 26th day of April, 2021 by **DALE W. NICHOLAS** and **BEVERLY G. NICHOLAS**, who are personally known to me or have produced Florida as identification.

Donald F. Perrin

Notary Public

Name:

Commission No.:

Commission Expires:

(Notary stamp or seal)

