

This instrument prepared by
and return to:

H. Michael Evans, P.A.
20668 W. Pennsylvania Ave.
Dunnellon, FL 34431
(352) 489-2889
FILE NO. HME22-129

ENHANCED LIFE ESTATE WARRANTY DEED

THIS INDENTURE, made this 6th day of September 2022, between **PEGGY EISNAUGLE AKA PEGGY LEE EISNAUGLE AKA PEGGY L. EISNAUGLE, an unremarried widow**, hereinafter referred to as "Grantor", whose post office address is 1216 W. Sorrento Drive, Citrus Springs, FL 34434, to **PEGGY LEE EISNAUGLE, an unremarried widow, life tenant**, whose post office address is 1216 W. Sorrento Drive, Citrus Springs, FL 34434, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, and to revoke this conveyance and reconvey the property described herein in fee simple, with or without consideration and without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby without liability for claims or debts of the remaindermen, and upon the death of the life tenant, **the remainder***, if any, to **PEGGY LEE EISNAUGLE, as Trustee and successor trustees of the PEGGY LEE EISNAUGLE REVOCABLE TRUST, U.T.D. 09/06/22**, hereinafter referred to as "Grantee", whose post office address is 1216 W. Sorrento Drive, Citrus Springs, FL 34434.

*The remainder interest created in this deed shall not vest in the remaindermen until after the death of the life tenant. The Trustee and successor trustee(s) have full power and authority to conserve, manage, lease, mortgage, sell and convey, or transfer the real property described herein.

(Wherever 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)

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following-described land, situate, lying and being in **Citrus** County, Florida:

SEE ATTACHED EXHIBIT A

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

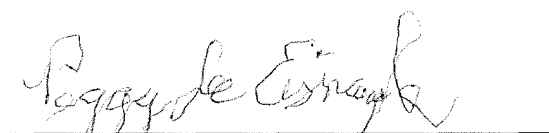
AND Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances except: taxes for the year 2022 and thereafter and restrictions, easements and reservations of record.

DISCLAIMER: THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, AN ABSTRACT ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO CONDITION OF TITLE, THE CURRENT OWNERSHIP OR MARKETABILITY OF THE DESCRIBED PROPERTY, THE LOCATION OF THE BOUNDARIES THEREOF, THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES, OR WHETHER A BUILDING PERMIT CAN BE OBTAINED. GRANTEE, BY THE ACCEPTANCE AND RECORDATION OF THIS DOCUMENT RELEASES THE PREPARER HEREOF FROM ALL LIABILITY REGARDING THE ABOVE STATED MATTERS.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:



PRINT NAME: DAVID S. ROJAS

PEGGY EISNAUGLE AKA PEGGY LEE EISNAUGLE AKA PEGGY L. EISNAUGLE, an unmarried widow

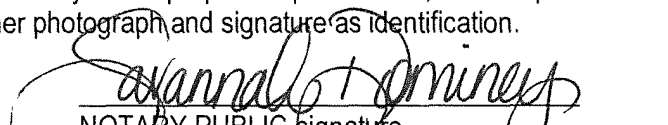
PRINT NAME: MADALINE A. EVANS

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 6th day of September 2022 by **PEGGY EISNAUGLE AKA PEGGY LEE EISNAUGLE AKA PEGGY L. EISNAUGLE, an unmarried widow**, who personally appeared before me and acknowledged that he/she signed the instrument voluntarily for the purpose expressed in it, and who produced a driver's license issued by Florida that contained her photograph and signature as identification.

My Commission Expires:

(SEAL)



NOTARY PUBLIC signature
Printed name: Savannah Dominey

Savannah Dominey
Notary Public
State of Florida
Comm# HH023599
Expires 7/26/2024

EXHIBIT A

Lot 1, Block 97, of CITRUS SPRINGS, UNIT ONE, according to a plat thereof recorded in Plat Book 5, Pages 89 through 106, Public Records of Citrus County, Florida.

Altkey No. 1228603

AND

Lot 6, Block 2, Citrus Springs, Unit 1, according to the plat thereof as recorded in Plat Book 5, Pages 89 through 106, inclusive, Public Records of Citrus County, Florida.

Altkey No. 1209161

AND

Lot 11, Block 3, CITRUS SPRINGS, UNIT 1, according to the Map or Plat thereof, as recorded in Plat Book 5, Pages 89 through 106, inclusive, of the Public Records of Citrus County, Florida.

Altkey No. 1209285