

This instrument was prepared by:
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Inverness, Florida 34453
(352) 601-0596

DEED WITH RESERVATION OF LIFE ESTATE

This indenture is made on March 24, 2023, between ROBERT BRUCE COOKE and MARGARET LEE COOKE, husband and wife, both of 3851 East Arbor Lakes Drive, Hernando, FL 34442, Grantors, retaining unto the Grantors, ROBERT BRUCE COOKE and MARGARET LEE COOKE, husband and wife, A LIFE ESTATE, without any liability for waste, and with full power and authority in said life tenant or the survivor of them to gift, sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder by the remaindermen, and with full power and authority to retain any and all proceeds generated thereby. Grantors also reserve the right to change or remove the remaindermen at any time, without the consent of the remaindermen, except no right is reserved or retained to dispose of the property by devise upon the death of the last Grantor to die so long as this deed is in effect. No remainderman shall have any right, power or authority to assign, transfer, encumber, or otherwise dispose of such interest or any part thereof until the death of the last to die of Grantors. No interest in this property shall be subject to any claim, liability, attachment, execution or other process of law of any creditor of a remainderman. Upon the death of the last to die of the Grantors, remainder, if any, shall vest in ROBERT J. COOKE of 93 Alpine St., Arlington, MA 02474, KIMBERLY NOBREGA of 360 E. Main, St., Wallingford, CT 06492, HEATHER STACEY of 5545 41st Ave. South, Minneapolis, MN 55417, and JOHN COOKE of P.O. Box 368, Beulah, WY 82712, [75 Red Bluff Rd.] as tenants in common, as remaindermen Grantees.

WITNESSETH:

That the Grantors, for good and valuable consideration, in hand paid by the Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and quit claimed unto the Grantees after **THEIR** life tenancy retained herein, all the remainder right, title, and interest, and to Grantees successors, heirs and assigns forever, in the following described land, situate, lying and being in County of Citrus, State of Florida his heirs and assigns forever, the following described land, to wit:

Lot 24, BLOCK N, ARBOR LAKES – UNIT 1, a subdivision according to the plat thereof recorded in Plat Book 15, at page 75, of the Public Records of Citrus County, Florida.

SUBJECT to Covenants, restrictions and easements of record.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Parcel Identification Number: 19E18S140140 000N0 0240.

This is a gift transfer and is exempt from the application of documentary stamp tax.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY GRANTORS.
SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

IN WITNESS WHEREOF, ROBERT BRUCE COOKE and MARGARET LEE
COOKE have signed this Deed on March 24, 2023.

WITNESSES (as to both):


Print Name: BREE BUCHANAN


Print Name: JAZMIN CEPEDA

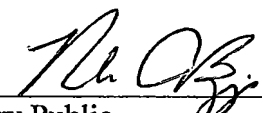
GRANTORS:


ROBERT BRUCE COOKE


MARGARET LEE COOKE

STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed before me by [] physical presence or by [] online notarization, on
March 24, 2023, by ROBERT BRUCE COOKE who provided FLDL as
identification and MARGARET LEE COOKE who provided FLDL as
identification.


Notary Public

