

PREPARED BY:
Jonathan S. Dean, Esquire
Dean and Dean, LLP
230 Northeast 25th Avenue #100
Ocala, Florida 34470

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 3rd day of April, 2024, by **RANDOLPH CARLTON WRITZ, a/k/a RANDOLPH C. WRITZ**, a single person, whose address is 1340 West Greenmeadow Path, Hernando, Florida 34442, ("Grantor"), and **RANDOLPH C. WRITZ**, whose address is 1340 West Greenmeadow Path, Hernando, Florida 34442, ("Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten (\$10.00) 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 a life estate, 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, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and the remainder to the **TRUSTEE OF THE RANDOLPH C. WRITZ DECLARATION OF TRUST DATED APRIL 3, 2024**, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

Lot 51, NASH CROSSING, according to the map or plat thereof, recorded in Plat Book 20, Page(s) 23 through 25, Public Records of Citrus County, Florida.

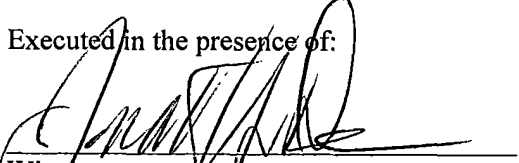
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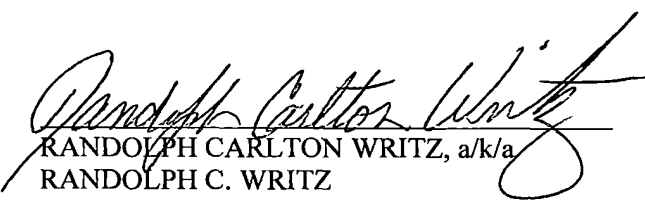
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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: covenants, restrictions, easements of record and taxes for the current year.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year above written.

Executed in the presence of:

Witness **JONATHAN S. DEAN**
230 NE 25th Ave #100, Ocala, FL 34470



RANDOLPH CARLTON WRITZ, a/k/a
RANDOLPH C. WRITZ


Witness **SUSAN E. DEAN**
230 NE 25th Ave #100, Ocala, FL 34470

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence, by **RANDOLPH CARLTON WRITZ, a/k/a RANDOLPH C. WRITZ**, who produced a Florida driver's license as identification, this 3rd day of April, 2024.




Notary Public
My Commission expires:

THIS INSTRUMENT was prepared by DEAN & DEAN, L.L.P. Title to the land described herein has not been examined by said attorneys and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances. Grantee, by the acceptance and recordation of this document release the preparer hereof from any liability regarding the above stated matters.