

Prepared by and when recorded return to:

LAURIE LUZARRAGA
RAMUNNO LAW FIRM PA
7500 SW 61ST AVENUE, SUITE 100
OCALA, FLORIDA 34476

WARRANTY DEED RESERVING ENHANCED LIFE ESTATE

This Deed has been executed, on **May 14th, 2024**, by **LEONARD V. PERAGINE AND ELIZABETH A. PERAGINE, husband and wife**, whose address is: **51 W Norwood Place Citrus Springs FL 34434**, hereafter called the Grantor, to **LEONARD V. PERAGINE AND ELIZABETH A. PERAGINE, husband and wife; for an Enhanced Life Estate**, Life Tenant shall have a life estate for so long as Life Tenant may live, without any liability for waste, and with full power and authority in Life Tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remainderman named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the Life Tenant, title shall immediately vest to: my three children, Leonard J. Peragine, Vincent J. Peragine and Marissa A. Peragine, as joint tenants with rights of survivorship.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to Grantee, subject to the life estate reserved to the Life Tenant, the following described property:

Lot 8, in Block 1018, of CITRUS SPRINGS UNIT 18, according to the plat thereof, as recorded in Plat Book 7, at Pages 34 through 36, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1416914

THIS IS THE HOMESTEAD PROPERTY OF THE LIFE TENANT.

TO HAVE AND TO HOLD, the Subject Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

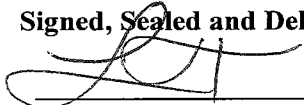
The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in **CITRUS COUNTY** Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Life Tenant shall have the full power and authority, without the joinder or consent of the Grantee or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantee by a further conveyance, which may eliminate any and all rights that the Grantee may possess under this deed, including a conveyance back to Grantor, at which time Grantor may designate one or more different Grantee. The Grantee shall have no right, power, or authority to assign, transfer, encumber, or otherwise dispose of the Subject Property or any part thereof until the death of the Life Tenant. No interest in the Subject Property shall be subject in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the Grantee.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed Reserving Enhanced Life Estate on the day and year first above written.


Signed, Sealed and Delivered in presence of



Witness Signature

Liliana Ticker

(Printed Name)
Address: 7500 SW 61st Ave Ocala FL 34476



Witness Signature

Kyle Hope

(Printed Name)
Address: 7500 SW 61st Ave Ocala FL 34476



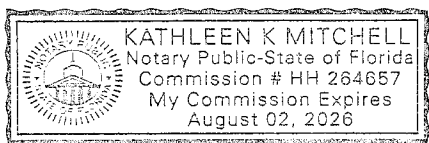
LEONARD V. PERAGINE
51 W Norwood Place Citrus Springs FL 34434

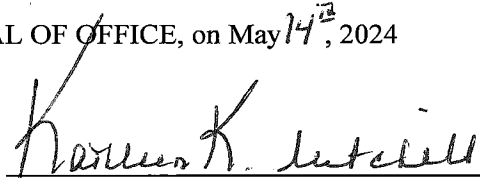


ELIZABETH A. PERAGINE
51 W Norwood Place Citrus Springs FL 34434

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, by **LEONARD V. PERAGINE AND ELIZABETH A. PERAGINE**, who both produced a driver's license issued by Florida that contained both photograph and signature as identification thereby proving their to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on May 14th, 2024





Notary Public