

*This instrument prepared without benefit of
title search or legal opinion of title by:*

Adam A. Czaya, Esq.
Keith Taylor Law Group, P.A.
1143 N. Lyle Ave.
Crystal River, FL 34429
352-795-0404
Tax Parcel No. 18E18S250230 000B0 0040
Altkey: 3270799

[Space above this line for recording data]

NOTE TO CLERK, DOR AUDITORS, PROPERTY TAX APPRAISER, AND TAX COLLECTOR:

This deed is exempt from deed documentary stamp tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.1554, and AGO 2001-31 (April 26, 2001).

WARRANTY DEED **(Enhanced Life Estate)**

THIS INDENTURE, made on July 11, 2024 between **Klaus Schilde and Ute U. Schilde**, husband and wife, whose post office address is **1315 N. Hunt Club Dr., Hernando, FL 34442**, (collectively, "Grantor"), and **Klaus Schilde and Ute U. Schilde**, husband and wife, whose post office address is **1315 N. Hunt Club Dr., Hernando, FL 34442**, for an enhanced life estate, and upon the death of the last surviving life tenant, the remainder, if any, to **Marc Schilde**, whose post office address is **608 Camden Ln., Port Barrington, IL 60010**, and to **Nicole Schilde**, whose post office address is **8631 Linebrook Ave., Trinity, FL 34655**, as tenants in common, as Grantees.

GRANTOR RESERVES UNTO THEMSELF AN ENHANCED LIFE ESTATE.

GRANTOR reserves unto themselves for and during their lifetime, the exclusive possession, and use and enjoyment of the property and all rents and profits of the property described herein. Grantor further reserves unto themselves, for and during their lifetime, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises without the joinder of the remaindermen, by gift, sale, or otherwise so as to terminate the interests of the grantees, as Grantor in their sole discretion shall decide, except to dispose of said property, if any, by devise upon their death. Grantor further reserves unto themselves the right to cancel this deed by further conveyance, which may destroy any and all rights which the grantees may possess under this deed, including a further re-conveyance to Grantor(s). Grantee's interest in the property described herein shall vest only upon the death of the last life tenant, and all right and title to the property remaining, if any, shall only then fully vest in Grantees, subject to such liens and encumbrances existing at that time. Grantor shall have no liability to the remainderman for waste.

WITNESSETH, that said Grantor, for and in consideration of LOVE AND AFFECTION, and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in **CITRUS County**, Florida, to wit:

Lot 4, Block B, HUNT CLUB, according to the Map or Plat thereof as recorded in Plat Book 17, Pages 94 through 96, inclusive, of the Public Records of Citrus County, Florida.

SUBJECT TO, and together with, all covenants, easements, reservations and restrictions of record, and taxes for the year 2024 and all subsequent years,

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

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

AND said Grantor hereby covenants with said Grantees 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 of all encumbrances, except as otherwise stated herein.

THIS is the Grantor's homestead property.

IN WITNESS WHEREOF, the Grantors have hereunto signed their hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

x Amber N. Spurgeon
Amber N. Spurgeon
1143 N. Lyle Ave.
Crystal River, FL 34429

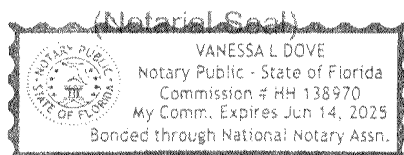
Klaus Schilde
Klaus Schilde
1315 N. Hunt Club Dr.
Hernando, FL 34442

x Brandi D. MacCurdy
Brandi D. MacCurdy
1143 N. Lyle Ave.
Crystal River, FL 34429

Ute U. Schilde
Ute U. Schilde
1315 N. Hunt Club Dr.
Hernando, FL 34442

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on July 11, 2024 by Klaus Schilde and Ute U. Schilde, who are personally known to me or who have produced FLDL as identification.



Vanessa Dove
Signature of Notary

My Commission Expires: June 14, 2025