

RETURN TO:

NAME: Daniel E. Cole
ADDRESS: 2351 W Beaumont Ln , Lecanto, FL 34461-9518

This instrument prepared by:

Butler Multi Services LLC, Aida L Hernandez
20372 E. Pennsylvania Ave., Suite J, Dunnellon, FL 34432

The preparer of this instrument has not examined title and makes no representation of warranties as to the quality of land conveyed by the instrument or status of the title conveyed by this instrument. Clerical services are provided informing parties involved we are not Attorneys, Paralegals, nor a Title Company. Parties involved have provided details for instrument to be prepared and therefore, release the preparer of any liability and assumes full responsibility of any claim or action taken which would be relevant to said transaction, if any

PARCEL IDENTIFICATION: 20E21S040020 000L0 0200
ALTKEY: 1899567

ENHANCED LIFE ESTATE DEED

THIS DEED made this 27 day of **November, 2024**, by **LINDA DIANE COLE**, a Widowed Woman, a/k/a the surviving spouse of Joseph David Cole whom demised October 5th, 2024, whose post office address is 12070 S. Fern Pt., Floral City, FL 34436-4516, hereinafter called the "Grantor" to **LINDA DIANE COLE**, a Single Woman, whose post office address is 12070 S Fern Pt., Floral City, FL 34436-4516, for a Life Estate, without any liability for waste, and with full power and authority in the 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 upon the death of the life tenant, with the remainder to **DANIEL ERIC COLE** and **COREEN COLE**, husband and wife, whose post office address is 2351 W. Beaumont Lane, Lecanto, Florida 34461-9518, as Joint Tenants with Full Rights of Survivorship, hereinafter referred to as the "Grantee".

The Grantor specifically reserves the right **(i)** to revoke the remainder interest hereunder and divest the remainderman and re-vest the life tenant with fee simple title without joinder of the remainderman, or **(ii)** to convey the remainder interest created hereunder to another remainderman; all without joinder of the remainderman established under this deed

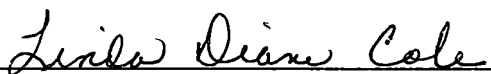
WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 **(\$10.00)** Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby remise, release and quit-claim unto the Grantee all of the Grantor's right, title, interest, claim and demand in and to that certain property situated in **CITRUS** County, Florida to-wit:

LOT 20, BLOCK "L", OAK FOREST, UNIT NO. 2,
according to the plat thereof, as recorded in PLAT
BOOK 11, PAGE 112, Public Records of Citrus County, Florida.

Situs known as 12070 S. Fern Pt , Floral City, FL 34436-4516
Subject to easements, restrictions and reservations of record and taxes for this and subsequent years.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above
written. Signed, sealed and delivered in the presence of.


WITNESS – Aida L. Hernandez
20372 E Pennsylvania Ave , Ste. J, Dunnellon, FL 34432


GRANTOR – Linda Diane Cole
12070 S. Fern Pt., Floral City, FL 34436-4516


WITNESS – Philip Hernandez
20372 E Pennsylvania Ave , Ste J, Dunnellon, FL 34432

STATE OF FLORIDA
COUNTY OF MARION

I hereby certify that on this 27 day of **November, 2024**, before me, an officer duly authorized to
administer oaths and take acknowledgments, appeared **LINDA DIANE COLE**, by means of **Physical
Presence**, known to me to be the person described in and who executed the foregoing instrument, who
acknowledged before me that she executed the same, and an oath was not taken Said person(s) provided
Florida Driver License as identification.

Notary: 