

This instrument prepared by  
and return to:

David S. Rojas, Esquire  
20668 W. Pennsylvania Ave.  
Dunnellon, FL 34431  
(352) 489-2889  
FILE NO. HME25-045

### **ENHANCED LIFE ESTATE WARRANTY DEED**

**THIS INDENTURE**, made this 23rd day of April 2025, between **EMILY E. DUDLEY AKA EMILY ELIZABETH DUDLEY, a single woman**, hereinafter referred to as "Grantor", whose post office address is 7789 E. Allen Drive, Inverness, FL 34450, to **EMILY ELIZABETH DUDLEY, a single woman, life tenant**, whose post office address is 7789 E. Allen Drive, Inverness, FL 34450, 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, and to revoke this conveyance and reconvey the property described herein in fee simple, with or without consideration and without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby without liability for claims or debts of the remaindermen, and upon the death of the life tenant, **the remainder\***, if any, to **EMILY ELIZABETH DUDLEY, as Trustee and successor trustees of THE EMILY ELIZABETH DUDLEY REVOCABLE TRUST, U.T.D. 04/23/25**, hereinafter referred to as "Grantee", whose post office address is 7789 E. Allen Drive, Inverness, FL 34450.

\*The remainder interest created in this deed shall not vest in the remaindermen until after the death of the life tenant. The Trustee and successor trustee(s) have full power and authority to conserve, manage, lease, mortgage, sell and convey, or transfer the real property described herein.

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

### **WITNESSETH**

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following-described land, situate, lying and being in **CITRUS** County, Florida:

**SEE ATTACHED EXHIBIT A**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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: taxes for the year 2025 and thereafter and restrictions, easements and reservations of record.

**DISCLAIMER:** THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, AN ABSTRACT ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO CONDITION OF TITLE, THE CURRENT OWNERSHIP OR MARKETABILITY OF THE DESCRIBED PROPERTY, THE LOCATION OF THE BOUNDARIES THEREOF, THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES, OR WHETHER A BUILDING PERMIT CAN BE OBTAINED. GRANTEE, BY THE ACCEPTANCE AND RECORDATION OF THIS DOCUMENT RELEASES THE PREPARER HEREOF FROM ALL LIABILITY REGARDING THE ABOVE STATED MATTERS.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

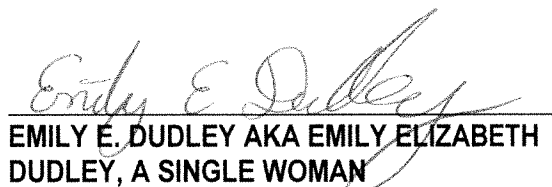
Signed, sealed and delivered  
in our presence as witnesses:



PRINT NAME: DAVID S. ROJAS  
ADDRESS: 20668 W. Pennsylvania Avenue  
Dunnellon, FL 34431



PRINT NAME: AMANDA L. TOWNLEY  
ADDRESS: 20668 W. Pennsylvania Avenue  
Dunnellon, FL 34431

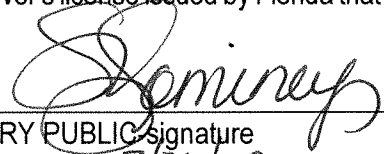


EMILY E. DUDLEY AKA EMILY ELIZABETH  
DUDLEY, A SINGLE WOMAN

**STATE OF FLORIDA  
COUNTY OF MARION**

The foregoing instrument was acknowledged before me by means of   X   physical presence or      online notarization, this 23rd day of April 2025 by **EMILY E. DUDLEY AKA EMILY ELIZABETH DUDLEY, a single woman**, who personally appeared before me and acknowledged that he/she signed the instrument voluntarily for the purpose expressed in it, and who produced a driver's license issued by Florida that contained her photograph and signature as identification.

My Commission Expires:  
(SEAL)



NOTARY PUBLIC signature  
Printed name: 7/26/28



SAVANNAH DOMINEY  
Notary Public  
State of Florida  
Comm# HH531277  
Expires 7/26/2028

## EXHIBIT A

**Parcel ID No. 20E19S090010 000C0 0100**

Lots 10 and 11, Block C of GOSPEL ISLAND HOMESITES, according to the Plat thereof as recorded in Plat Book 2, Page 178, of the Public Records of Citrus County, Florida.

**AND**

**Parcel ID No. 17E19S320010 01420 0010**

**LOT 1, BLOCK 142 OF TOWN OF HOMOSASSA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 6, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. (COMMONLY KNOWN AS THE "OLD MAP".)**