

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

Adam A. Czaya, B.C.S.
Keith Taylor Law Group, P.A.
1143 N. Lyle Ave.
Crystal River, FL 34429
352-795-0404

Tax Parcel No.: 1957028
Parcel Key: 17E20S24 4C000 0200

[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 made on March 12, 2026, between **Johann L. Wilcox and Deardra V. Wilcox, husband and wife**, whose post office address is PO Box 452, Homosassa, FL 34487, (collectively referred to) as Grantor, and **Johann L. Wilcox and Deardra V. Wilcox, husband and wife**, whose post office address is PO Box 452, Homosassa, FL 34487, for an enhanced life estate, and upon the death of the last-surviving life tenant, the remainder, if any, to: (i) **Johann Lavern Wilcox and Deardra Voncille Wilcox, as Co-Trustees of the Johann Lavern Wilcox Living Trust dated March 12, 2026**, and their successors in trust, such trustee(s) having an address of PO Box 452, Homosassa, FL 34487, as to an undivided 50% interest; and (ii) **Deardra Voncille Wilcox and Johann Lavern Wilcox, as Co-Trustees of the Deardra Voncille Wilcox Living Trust dated March 12, 2026**, and their successors in trust, such trustee(s) having an address of PO Box 452, Homosassa, FL 34487, as to an undivided 50% interest, 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 remaindermen 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 20

The North 170 feet of the South 1760 feet of the West 512.50 feet of the East 712.50 feet of the West 1/2 of the Northwest 1/4 of Section 24, Township 20 South, Range 17 East. Said lands lying and being in Citrus County, Florida.

TOGETHER WITH an undivided 1/31st interest in roads and runways described in Official Records Book 524, Page 475, 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 2026 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 not the Grantor's homestead property.

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

Signed, sealed, and delivered in the presence of:



Vanessa Dove, Witness
1143 N. Lyle Ave.
Crystal River, FL 34429



Johann L. Wilcox
PO Box 452
Homosassa, FL 34487



Dana Gower, Witness
1143 N. Lyle Ave.
Crystal River, FL 34429



Deandra V. Wilcox
PO Box 452
Homosassa, FL 34487

