Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller #2021018634 BK: 3146 PG: 2379 3/23/2021 12:49 PM 1 Receipt: 2021015958

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**INSTRUMENT PREPARED BY:** ) Astrid Thompson 3860 N TURKEY OAK DR ) CRYSTAL RIVER, FL 34428 Official Records Citrus County FL Angela Vick, Clerk of the Circuit Court & Comptroller #2021001581 BK: 3124 PG: 1571 **RETURN INSTRUMENT TO:** 1/11/2021 1:56 PM 1 Receipt; 2021001400 Astrid Thompson **RECORDING \$35.50 INDEX \$1.00** 3860 N TURKEY OAK DR CRYSTAL RIVER, FL 34428 ) Above This Line Reserved for Official Use Only

## QUITCLAIM DEED

(Enhanced Life Estate Deed)

FOR AND IN CONSIDERATION OF love and affection for the Remainder Beneficiary described herein and no other consideration, Donald J. Thompson and Astrid Thompson, husband and wife, with an address of 3860 N TURKEY OAK DR, CRYSTAL RIVER, FL 34428 (collectively, the "Grantors"), hereby remise, release, and quitclaim unto Donald J. Thompson and Astrid Thompson, husband and wife, with an address of 3860 N TURKEY OAK DR, CRYSTAL RIVER, FL 34428 (collectively, the "Life Tenants"), for their lives, without any liability for waste, and with full power and authority in such Life Tenants to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Remainder Beneficiary (as defined below), and with full power and authority to retain any and all proceeds generated thereby, and on the death of the last Life Tenant, the remainder, if any, to Carlos David Mesa, a married man, with an address of 6529 NW 90th St, Gainesville, Fl 32653 (the "Remainder Beneficiary"), all of Grantors' right, title, interest, and claim in or to the real property located in Citrus County, Florida, described as follows (the "Property"):

Lot 469 of a plat of the Townsite of Crystal Park as recorded in Plat Book 1, Page 2, LESS AND EXCEPT: Begin at the Norwest corner of Lot 469, of the Townsite of Crystal Park, according to the map or plat thereof recorded in Plat Book 1, page 2, Public Records of Citrus County, Florida, thence South 89 deg 46 ft 35" East along the Northerly boundary of said

Lot 469, said the Northerly boundary also being the Southerly right of way line of Cedar St, (40 ft wide), a distance of 186.80 ft to the Northeast corner of said lot 469, thence South 00 deg 20 ft 20" west, along the easterly boundary of LOT 469,

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a distance of 35.58 ft to a point on the arc of a curve concave southerly, having a radius of 1124.00 ft and a central angle of 29 deg 49 ft 29", thence westerly along the arc of said curve, a distance of 187.53 ft (chord bearing north 84 DEG 59 ft 5" west, chord length 187.31) to a point on the westerly boundary of said lot 469, thence North 00 DEG 02 ft 26 " East along said westerly boundary a distance of 19.94 ft to the point of beginning, being a portion of lot 469, of the townsite of Crystal Park, according to the map or plat thereof recorded in PLAT Book 1, page 2, public records of Citrus County Florida.

Parcel Identification Number: 1071151

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TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Life Tenants for the natural lives of the Life Tenants, with the remainder, if any, in Remainder Beneficiary and Remainder Beneficiary's successors and assigns, forever.

The Property is the homestead of Grantors as defined by the Constitution of the State of Florida and will remain the homestead of the Grantors. The purpose of this Quitclaim Deed is to create a life estate in the Life Tenants with the remainder in the Remainder Beneficiary for estate planning purposes. There is no new consideration for this Quitclaim Deed.

This conveyance is subject to the following:

- 1. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
- 2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
- 3. All other presently recorded and validly existing instruments that affect the Property;
- 4. Taxes and assessments for the current year and all subsequent years; and
- 5. Zoning and other governmental regulations.

By signing this Quitclaim Deed, Grantors quitclaim whatever interest Grantors may have in the Property to the Life Tenants, with the remainder, if any, to the Remainder Beneficiary. Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller #2021018634 BK: 3146 PG: 2381 3/23/2021 12:49 PM 3 Receipt: 2021015958

Neither Grantors nor Grantors' heirs, successors, or assigns will have, claim, or demand any right
or title to the Property or any part of it in any capacity deriving from their status as Grantors.
Signed by the Grantors, Donald J. Thompson and Astrid Thompson, on
, 20
Signed, sealed and delivered in our presence:
Jan the
Print Witness Name: Laway Sharke/ford Loude Wy
Donald J. Thompson
Print Witness Name: \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
Signed, sedled and delivered in our presence:
Print Witness Name Longian Shacke Hord Dolo Wuy Do
Astrid Thompson
Print Witness Name: \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
/ \ (1.001.) \ \ (10.00)
STATE OF FLORIDA
COUNTY OF CITRUS
The foregoing instrument was acknowledged before me by means of physical presence
or □ online notarization, this ↓ day of ₩ 2021, by Donald J.
Thompson.
Notary Public State of Florida Molly Frase
Notary Public State of Prorida
(Print of Stamp Manye, Comphission # and Expiration below)
[ ] Personally Known OR [/] Produced Identification
Type of Identification Produced: FL DYWWY LI WASCS W

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STATE OF FLORIDA

COUNTY OF CITRUS
The foregoing instrument was acknowledged before me by means of physical presence or $\square$ online notarization, this $\frac{1}{202}$ , by Astrid
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Thompson.  Notary Public State of Flonda Molly Frase My Commission HH 070810 Expires 12/10/2024
Notary Public—State of Florida
(Print or Stamp Name, Commission # and Expiration below)
[ ] Personally Known OR [ ] Produced Identification  Type of Identification Produced: [ ] (4.105)