

Prepared by:
Steven C. Warrick
6867 Oak Street
Milton, FL 32570

Return to:
Gwendolyn Thompson
5771 Miller Bluff Road
Milton, FL 32583

DEED RESERVING ENHANCED LIFE ESTATE

This Deed is made on this 27 day of August, 2020, by **GWENDOLYN W. THOMPSON**, an un-remarried widow, whose address is 5771 Miller Bluff Road, Milton, Florida 32583, Grantor, to **GWENDOLYN W. THOMPSON** for a life estate, 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, in fee simple and further including but not limited to, the power and authority to change, amend, revise, rescind or delete any remainderman named herein, 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 last life tenant, the remainder, if any, to **CHRISTINA MARIE SMITH THOMAS**, whose address is 17830 Baldwin Farms Place, Apt. 821, Robertsedale, AL 36567 and **JAMES DALTON SMITH, JR.**, whose address is 10654 Owls Nest Road, Holt, FL 32564, and **TIMOTHY DANIEL SMITH**, whose address is 12165 Charlie Foster Road, Baker, FL 32531, hereinafter collectively referred to as, Grantees.

Grantor, in consideration of Ten Dollars (\$10.00) paid by grantees, hereby grants to grantees that real property located in the County of Santa Rosa, State of Florida more fully described as follows:

Legal Description:

See the attached "Exhibit A" incorporated herein

THE GRANTOR PROVIDED THE LEGAL DISCRPTION FOR THIS DEED, AND THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE. THE PREPARER WHEREIN ASSUMES NO LIABILITY AS TO THE GUARANTEE OF TITLE.

Subject to covenants, restrictions, and easements of record, however, not hereby reimposed.

Grantor hereby fully warrants the title to the land conveyed and will defend the same against lawful claims of all persons whomsoever.

In witness whereof, grantor has executed this deed at Milton, Florida on the date first above written.

Gwendolyn W. Thompson
GWENDOLYN W. THOMPSON

Signed, sealed and delivered
In the presence of:

Steven C. Warrick

Witness
Printed Name: Steven C. Warrick
Address: 6867 Oak Street
Milton, Florida 32570

Angela L. Miley

Witness
Printed Name: Angela L. Miley
Address: 6867 Oak Street
Milton, Florida 32570

**STATE OF FLORIDA
COUNTY OF SANTA ROSA**

The foregoing instrument was acknowledged before me this 21st day of August, 2020, by Gwendolyn W. Thompson, who produced True as identification.



Tiffany N. Coulter
Notary Public-State of Florida

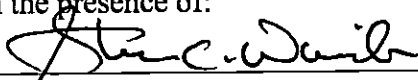
STATE OF FLORIDA
COUNTY OF SANTA ROSA

CONSENT BY REMAINDERMAN

By execution of said Deed as Grantee, I, JAMES DALTON SMITH, JR., hereby consent and acknowledge that the Grantor has full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple and further including but not limited to, the power and authority to change, amend, revise, rescind or delete any remainderman named herein, without joinder of the remainderman and with full power and authority to retain any and all proceeds generated thereby without the requirement of any further consent or acknowledgment by any remainderman.


JAMES DALTON SMITH, JR.

Signed, sealed and delivered
In the presence of:


Witness

Printed Name: Steven C. Warrick
Address: 6867 Oak Street
Milton, Florida 32570


Witness

Printed Name: Angela L. Miley
Address: 6867 Oak Street
Milton, Florida 32570

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 27th day of August, 2020,
by JAMES DALTON SMITH, JR., who produced a FDX as
identification.


Notary Public, State of Florida

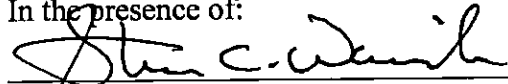
STATE OF FLORIDA
COUNTY OF SANTA ROSA

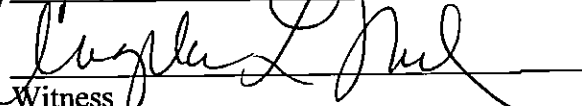
CONSENT BY REMAINDERMAN

By execution of said Deed as Grantee, I, TIMOTHY DANIEL SMITH, hereby consent and acknowledge that the Grantor has full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple and further including but not limited to, the power and authority to change, amend, revise, rescind or delete any remainderman named herein, without joinder of the remainderman and with full power and authority to retain any and all proceeds generated thereby without the requirement of any further consent or acknowledgment by any remainderman.

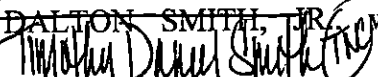

TIMOTHY DANIEL SMITH

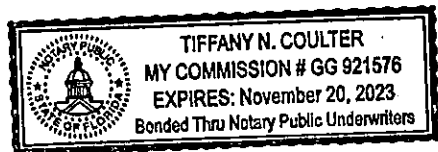
Signed, sealed and delivered
In the presence of:

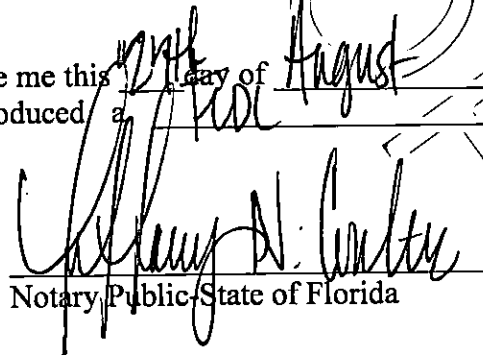

Witness
Printed Name: Steven C. Warrick
Address: 6867 Oak Street
Milton, Florida 32570


Witness
Printed Name: Angela L. Miley
Address: 6867 Oak Street
Milton, Florida 32570

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 21st day of August, 2020, by ~~JAMES DALTON SMITH, JR.~~  who produced a Florida as identification.




Notary Public - State of Florida

STATE OF FLORIDA
COUNTY OF SANTA ROSA

CONSENT BY REMAINDERMAN

By execution of said Deed as Grantee, I, CHRISTINA MARIE SMITH THOMAS, hereby consent and acknowledge that the Grantor has full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple and further including but not limited to, the power and authority to change, amend, revise, rescind or delete any remainderman named herein, without joinder of the remainderman and with full power and authority to retain any and all proceeds generated thereby without the requirement of any further consent or acknowledgment by any remainderman.

Christina Marie Smith Thomas
CHRISTINA MARIE SMITH THOMAS

Signed, sealed and delivered
In the presence of:

Steven C. Warrick

Witness

Printed Name: Steven C. Warrick
Address: 6867 Oak Street
Milton, Florida 32570

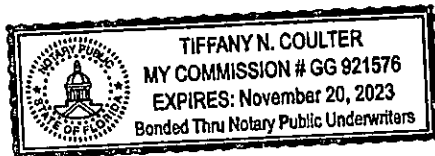
Angela L. Miley

Witness

Printed Name: Angela L. Miley
Address: 6867 Oak Street
Milton, Florida 32570

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 11th day of August, 2020, by CHRISTINA MARIE SMITH THOMAS, who produced a Florida Driver's License as identification.



Tiffany N. Coulter

Notary Public-State of Florida

EXHIBIT A

NEW DESCRIPTION PER SURVEY PROVIDED DES UPDATE FOR 2019 PARCEL 2:
 COM AT NE CORNER OF NE 1/4 OF NW 1/4 OF SECTION 32 TOWNSHIP 2 NORTH
 RANGE 26 WEST THN N89°32'56"W ALONG N SEC LN 609.28 FT TO W R/W OF
 MILLER BLUFF RD THN S40°49'21"E ALONG R/W 134.54 FT THN CONTINUE ON R/W
 S42°11'12"E 119.77 FT TO POB THN N89°32'56"W 223.13 FT TO E LN OF OR 3147
 PG 1942 THN S0°22'21"W ALONG W PARCEL LN 186.78 FT TO S PARCEL LN
 THN S89°32'56"E ALONG S LN 394.60 FT TO W R/W OF MILLER BLUFF RD THN
 N41°50'45"W ON RD 31.64 FT THN N42°11'12"W ON R/W 222.09 FT TO POB ALSO A
 PARCEL DESCRIBED IN OR 2091 PG 265 DES AS: COM AT NE CORNER OF NE 1/4 OF NW
 1/4 OF SECTION 32 TOWNSHIP 2 NORTH RANGE 26 WEST THN SALONG E QTR
 LN 377.3 FT THN W AT RT ANG 328.75 FT TO POB & CONTINUE W 322.67 FT THN S
 AT RT ANG 135 FT THN E AT RT ANG 322.67 FT THN N 135 FT TO POB**THE
 FOLLOWING IS THE PRIOR DESCRIPTION KEEPING THIS FOR ALL THE DEED
 REFERENCES**E 660 FT OF N 377.3 FT OF NE 4 OF NW 4 AS DES IN OR 555 PG
 126 & OR 3207 PG 908 & 3262 PG 164 & OR 3517 PG 232 (BEING ELY PORTION OF
 NKA #9 & ENCOMPASSES PORTION OF MILLER BLUFF RD) LESS PORT LYING
 WITH RD & ALSO THE FOLL DESC: *COM AT NE CORN NE 4 OF NW 4 THN S
 377.3 FT THN W 328.75 FT TO POB THN CONT 322.67 FT THN S 135 FT THN E
 322.67 FT THN N 135 FT TO POB AS DES IN OR 2091 PG 265 & ORD SUM ADM @
 2035/975 & OR 3207 PG 906 & 3262 PG 164 (BEING A STRIP LYG S OF THE SLINE
 OF THE 1ST DESC ABOVE) & OR 3958 PG 654 (ADDING C M STHOMAS 7/2/20
 WITH THE ABOVE LEGAL DSCRPTN* WHICH DES #9 IN IT'S ENTIRITY AS OF
 7/2/20) & ALSO FORMER #3 COMB BY REQ DTD 12/08/12 FOR 2013 ROLL: TH W 660
 FT OF TH N 377.3 FT OF TH NW 4 OF TH NE 4 OF TH NW 4 (BEING THE WLY PORT
 OF NKA #9) TOG/W AN ESMNT FOR INGR/EGR SOVER THE N 12 FT OF THE
 FOLL: TH E 660 FT OF TH N 377.3 FT OF TH NE 4 OF TH NW 4 OF SEC AS DES IN OR
 3147 PG 1942 & OR 3207 PG 910 & 3262 PG 164 AND TOGETHER W/ A STRIP OUT
 OF PARCEL #7.1 FOR 2014 DES AS: PARCEL "B": COM AT NW SEC CORN THN
 S89°32'56"E ON N SEC LN 1325.62 FT TO NW CORN OF NE 4 OF NW 4 THN CONT
 ON N SEC LN 30 FT THN S0°22'16"W 376.0 FT TO S LN OF OR 3147 PG 1942
 FOR POB THN S89°32'56"E 644.19 FT THN S0°22'16"W 17.51 FT THN N89°32'56"W
 644.19 FT THN N0°22'16"E 17.51 FT TO POB AS DES IN OR 3333 PG 1137 LESSOR
 3333 PG 1384 (A STRIP 30' X 376' ADDED TO #7.1, 2014 BE-ING SAME DESC DES
 ABOVE AS PARCEL "B") & LESS OR 3517 PG 232 (FOR #9.1) LESS OR 3753 PG 1611
 (NOW #9.2 FOR 2019) LESS OR 3789 PG 1756 (NOW #9.3 FOR 2019) & LESS OR
 3958 PG 652 (NOW #9.4 FOR 2020)