

Consideration: None. Transfer is between grandfather and granddaughter.

PREPARED BY & RETURN TO:
THOMAS C. SANTORO, ESQ.
1700 Wells Road, Suite 5
Orange Park, Florida 32073
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WARRANTY DEED RESERVING ENHANCED LIFE ESTATE TO GRANTOR

THIS WARRANTY DEED RESERVING ENHANCED LIFE ESTATE TO GRANTORS DONALD R. SATTERFIELD, an unremarried widow, GRANTOR, whose post office address is 210 Hilltop Drive, Orange Park, FL 32073, **made on the 23rd DAY OF January, 2015**, between GRANTORS and **SAMANTHA PEASE, a single woman, GRANTEE**, whose post office address is 210 Hilltop Drive, Orange Park, FL 32073.

WITNESSETH, for and in consideration of Grantor, **DONALD R. SATTERFIELD**, love and affection for Grantee, **SAMANTHA PEASE**. Grantor, **DONALD R. SATTERFIELD**, hereby conveys to Grantee, **SAMANTHA PEASE** and to Grantee's successors and assigns forever, the following described land situated in Clay County, Florida, together with all improvements existing thereon, being more fully described as follows:

Lot 5, Block 8, Meadowbrook, Unit Two, according to plat thereof as recorded in plat book 6, pages 12 and 13 of the public records of Clay County, Florida.

Being subject to the reservation by Grantor, **DONALD R. SATTERFIELD**, set forth below.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **TO HAVE AND TO HOLD** the same in fee simple forever, subject only to the following reservation by Grantor **DONALD R. SATTERFIELD** and permitted exceptions.

AND Grantor, **DONALD R. SATTERFIELD**, hereby covenants with Grantee that Grantor, **DONALD R. SATTERFIELD** is lawfully seized of said land in fee simple. The Grantor, **DONALD R. SATTERFIELD**, have good right and lawful authority to sell and convey said land; and that the land conveyed hereby is free from liens and encumbrances, except for the following reservation made herein by Grantor, **DONALD R. SATTERFIELD** and the following permitted exceptions, to-wit:

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, GRANTOR HEREBY RESERVES UNTO GRANTOR, **DONALD R. SATTERFIELD**, FOR AND DURING THE LIFETIME OF GRANTOR THE EXCLUSIVE POSSESSION, USE, AND ENJOYMENT OF THE RENTS AND PROFITS OF THE PROPERTY DESCRIBED HEREIN. GRANTOR, **DONALD R. SATTERFIELD** FURTHER RESERVES UNTO GRANTORS FOR AND DURING THE LIFETIME OF THE GRANTORS WITHOUT ANY LIABILITY FOR WASTE, 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, BY GIFT, SALE, OR OTHERWISE SO AS TO TERMINATE THE INTERESTS OF THE GRANTEES, IN THE SOLE DISCRETION OF GRANTOR AS GRANTOR **DONALD R. SATTERFIELD** MAY DECIDE, EXCEPT TO DISPOSE OF SAID PROPERTY, IF ANY, BY DEVISE UPON THE DEATH OF THE GRANTOR, **DONALD R. SATTERFIELD** HEREIN. GRANTOR FURTHER RESERVES UNTO GRANTOR THE RIGHT TO CANCEL THIS DEED BY FURTHER CONVEYANCE WHICH MAY DESTROY ANY AND ALL RIGHTS WHICH THE GRANTEE SHALL HOLD AS A REMAINDER INTEREST IN THE PROPERTY DESCRIBED, HEREIN, AND UPON THE DEATH OF THE GRANTOR, **DONALD R. SATTERFIELD** IF THE PROPERTY DESCRIBED HEREIN HAS NOT BEEN PREVIOUSLY DISPOSED OF PRIOR TO THE DEATH OF THE GRANTOR, ALL RIGHT AND TITLE TO THE PROPERTY REMAINING SHALL FULLY VEST IN GRANTEE SUBJECT TO SUCH LIENS AND ENCUMBRANCES EXISTING AT THAT TIME.

In addition to the foregoing reservation, this conveyance is made and accepted subject to the following permitted exceptions to title:

1. Taxes for the current and subsequent years.
2. Conditions, easements and restrictions of record, if any, but this reference shall not operate to reimpose any of them.


3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.
4. A life estate hereby reserved unto the Grantor, **DONALD R. SATTERFIELD**.

THIS INSTRUMENT PREPARED BY ANNETTE ROUSE, OF THE LAW OFFICE THOMAS C. SANTORO, ATTORNEY AT LAW, 1700 WELLS ROAD, SUITE 5, ORANGE PARK, FLORIDA 32073. TITLE TO THE LAND DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY SAID ATTORNEY AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION EITHER EXPRESSED OR IMPLIED IS GIVEN AS TO THE MARKETABILITY OR CONDITION OF THE TITLE TO THE SUBJECT PROPERTY, THE QUANTITY OF LANDS INCLUDED THEREIN, THE LOCATION OF THE BOUNDARIES THEREOF, OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES.

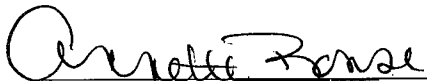
Grantor, **DONALD R. SATTERFIELD**, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

PARCEL I.D. # 06-04-26-010906-000-00

In witness whereof, Grantor has executed this WARRANTY DEED RESERVING ENHANCED LIFE ESTATE OT GRANTOR, on the date first written above.


 Print Thomas Santoro



 DONALD R. SATTERFIELD


 Print Annette Rouse

STATE OF FLORIDA
 COUNTY OF

I HEREBY CERTIFY that on this 23rd day of January, 2015, before me, an officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared **DONALD R. SATTERFIELD** who is personally known to me or who has produced a drivers license as identification and who did take an oath that they executed the foregoing instrument and have acknowledged before me that they executed the same.

WITNESS my hand and official seal in the State and County aforesaid this 23rd day of January, 2015.


 Notary Public

