

PREPARED BY:
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WARRANTY DEED RESERVING AN ENHANCED LIFE ESTATE TO GRANTOR

THIS WARRANTY DEED RESERVING AN ENHANCED LIFE ESTATE TO GRANTOR is made this June 14, 2023, between DIANNE GRIFFIS MILLER a/k/a DIANNE MILLER, unmarried widow of RICHARD E. MILLER a/k/a RICHARD MILLER, whose mailing address is 1586 Bristol Place, Orange Park, Florida, 32073, (Grantor),

WILLIAM JAMES RISSEL, JR., whose mailing address is 1586 Bristol Place, Orange Park, Florida, 32073, (Grantee),

W I T N E S E T H; that

For and in consideration of Grantor's love and affection for Grantee, Grantor hereby convey to Grantee, and to Grantee's successors and assigns forever, the following described land situate in Clay County, Florida, together with all improvements existing thereon, being more fully described as follows, to-wit:

LOT 17, BLOCK 1, THE VILLAGE GREEN UNIT TWO, according to plat thereof as recorded in Plat Book 15, Page 19, of the public records of Clay County, Florida

commonly known as: 1586 Bristol Place
Orange Park, Florida, 32073

Subject to the reservation by Grantor set forth below:

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, GRANTOR HEREBY RESERVES UNTO GRANTOR, FOR AND DURING THE LIFETIME OF GRANTOR, THE EXCLUSIVE POSSESSION, USE AND ENJOYMENT OF THE USE, RENTS AND PROFITS OF THE PROPERTY DESCRIBED HEREIN. GRANTOR FURTHER RESERVES UNTO GRANTOR, FOR AND DURING THE LIFETIME OF GRANTOR, 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 GRANTEE, IN THE SOLE DISCRETION OF GRANTOR AS GRANTOR MAY DECIDE, ALL WITHOUT THE JOINDER OF THE GRANTEE, EXCEPT TO DISPOSE OF SAID PROPERTY, IF ANY, BY DEVISE UPON THE DEATH OF THE GRANTOR 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, 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.

IT IS THE INTENT OF THIS DEED TO RESERVE AN ENHANCED LIFE ESTATE IN DIANNE GRIFFIS MILLER, GRANTOR, WITH THE REMAINDER INTEREST TO GRANTOR'S SON, WILLIAM JAMES RISSEL, JR.

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

SUBJECT to covenants, conditions, zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities, easements of record and taxes for the current and subsequent years.

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 the following reservation by Grantor and permitted exceptions.

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; and 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.

THIS INSTRUMENT WAS PREPARED BY GERALDINE C. HARTIN, ESQUIRE, AND TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED. NO WARRANTIES OR OTHER REPRESENTATIONS OF ANY KIND OR CHARACTER, AND IS MADE AND NO OPINION, EITHER

EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, IS GIVEN BY SAID ATTORNEY AS TO THE MATTERS OF TITLE, LAND USE, ZONING, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, VALUATIONS, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS, MARKETABILITY OR CONDITION OF THE TITLE, LOCATION OF THE BOUNDARIES, THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES, OR ANY OTHER MATTER RELATING TO OR AFFECTING THE PROPERTY.

IN WITNESS WHEREOF, Grantor has executed this WARRANTY DEED RESERVING AN ENHANCED LIFE ESTATE TO GRANTOR and has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered
in Our Presence:

Sandra B. Almeida
SANDRA B. ALMEIDA-Witness

Dianne Griffis Miller (Seal)
DIANNE GRIFFIS MILLER

Amy M. Horne
AMY M. HORNE-Witness

STATE OF FLORIDA

COUNTY OF CLAY

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared DIANNE GRIFFIS MILLER, unmarried widow of RICHARD E. MILLER, known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that Grantor executed the same for the purposes therein expressed.

Grantor produced a Florida Drivers License of identification.

The Grantor and the witnesses signed in the presence of each other.

WITNESS my hand and official seal this June 14, 2023.

Sandra B. Almeida
Notary Public

