

After Recording, Mail To:

Billy and Helen Jones
2011 Bluebonnet Way
Fleming Island, FL 32003

This Document Prepared By:

ALISON E. HICKMAN
Attorney at Law
P.O. Box 65935
Orange Park, FL 32065

QUITCLAIM DEED
(WITH RESERVATION OF AN ENHANCED LIFE ESTATE)

This transaction is an Enhanced Life Estate, aka "Ladybird", Deed, upon which only
minimum Documentary Stamp Taxes are due upon delivery.
The property is not currently encumbered by a mortgage.

THIS DEED, made the 29th day of September, 2023, by BILLY W. JONES and HELEN M. JONES, husband and wife, collectively hereafter the "GRANTOR",

Whose mailing address is 2011 Bluebonnet Way, Fleming Island, FL 32003;

TO

TERRY A. JONES-HOAR, a married woman, as the remainderman, and hereafter the "GRANTEE",

Whose mailing address is 2011 Bluebonnet Way, Fleming Island, FL 32003;

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby convey and quitclaim to the Grantee all of that property situate in **Clay** County, State of **Florida**, viz:

Lot 5, PACE ISLAND, UNIT EIGHTEEN, ACCORDING TO PLAT THEREOF
AS RECORDED IN PLAT BOOK 32, PAGES 8, 9, 10, AND 11, OF THE
CURRENT PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

Assessor's Parcel Number: 33-04-26-013196-017-05

MORE commonly known as: 2011 Bluebonnet Way, Fleming Island, FL 32003

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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.

FURTHER the Grantor reserves, during their joint lifetimes and the lifetime of the survivor of them, an enhanced life estate, with an unrestricted power and authority in said life tenant to possess, use, enjoy, sell, convey, mortgage, pledge, lien, lease, revoke, reconvey to other remaindermen, or otherwise manage and dispose, in whole or in part, of the property described herein, in fee simple, by gift or sale, with or without consideration, as Grantor in their sole discretion shall decide as fit and proper, upon whatsoever terms and conditions Grantor deems suitable, without requirement to account to any person (including without limitation any remaindermen or other holder of a vested or contingent successive interest in the property) for profits and without liability for waste, without joinder of either or both of the Grantee remaindermen, and with full power and authority to retain, invest or reinvest any and all proceeds generated thereby as Grantor deems fit and proper. **The Grantee remaindermen shall have no rights, vested or otherwise, in and to the property described herein unless and until the death of the surviving Grantor, if the property has not previously been disposed of prior to the death of both of the individuals as Grantor herein.**

The land described herein is homestead property of the said Grantor and Grantor reserves the right to use, occupy and reside upon any real property as their permanent residence during their lifetimes and the lifetime of the surviving Grantor. It is the intent of this provision to retain for the Grantor the requisite beneficial interest and possessory right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in §6, Article VII of the State Constitution.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Billy W. Jones
BILLY W. JONES

Helen M. Jones
HELEN M. JONES

Signed, sealed and delivered in the presence of:

Alison E. Hickman
Alison E. Hickman
Address: 1218 Cactus Cut Road
Middleburg, FL 32068

Deborah S. Callaway
Deborah S. Callaway
Address: 4141 Saddlehorn Trail
Middleburg, FL 32068

STATE OF FLORIDA)
) ss.
COUNTY OF CLAY)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on September 29, 2023, by BILLY W. JONES AND HELEN M. JONES.

Alison E. Hickman
NOTARY PUBLIC (State of Florida)

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: Valid Florida Driver's Licenses

