

Prepared by and Return to:
Shaun Burmeister, Esq.
Sheffield & Boatright, P.A.
6101 Gazebo Park Pl N #101
Jacksonville, FL 32257

****Note to Clerk: The purpose of this Deed
is to provide a Life Estate as a Ladybird Deed
a/k/a Enhanced Life Estate Deed.**

P/S Consideration: \$10.00

**WARRANTY DEED
(Enhanced Life Estate)**

This indenture, made this 19th day of June, 2024, between **RAMON FLORES and LIZZETTE FLORES, husband and wife**, whose post office address is: 3756 Aubrey Lane, Orange Park, Florida, 32065, hereinafter called the "Grantors", to **RAMON FLORES and LIZZETTE FLORES, husband and wife**, whose post office address is: 3756 Aubrey Lane, Orange Park, Florida, 32065, hereinafter as life tenant and 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, with or without consideration, without joinder by the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainders, if any, to **JENNIFER M. FONT**, whose post office address is: 3756 Aubrey Lane, Orange Park, Florida, 32065, as "Grantees".

WITNESSETH: That the Grantors for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantees, the Grantees' successors, heirs, and assigns, forever, the following described land, situate, lying and being, in the County of Clay, State of Florida, to-wit:

**Lot 139, Willowbrook at Oakleaf Plantation, according to the map or plat thereof,
as recorded in Plat Book 56, Page(s) 27-33, of the Public Records of Clay County,
Florida.**

Parcel ID No. 070425-007870-005-39

Subject to:

(1) Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; but not to reimpose same. Public utility easements of record.

(2) Taxes for the year 2024 and subsequent years.


(Singular includes plural, and masculine gender includes feminine gender, wherever the context so requires)

And the said Grantors do hereby fully warrant title to said land will defend the same against the lawful claims of all persons whomsoever.

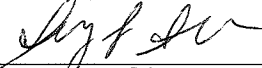
THIS DEED WAS PREPARED BY SHAUN BURMEISTER, ATTORNEY AT LAW, PURSUANT TO THE REQUEST OF THE GRANTOR, WITHOUT THE BENEFIT OF A SURVEY. SURVEY OF THE LANDS DESCRIBED HEREIN HAS NOT BEEN PROVIDED NOR EXAMINED BY MR. BURMEISTER AND NO REPRESENTATION EITHER EXPRESS OR IMPLIED IS MADE AS TO THE STATUS OF THE LEGAL DESCRIPTION.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:


 Print Name: SHAUN BURMEISTER
 Address: 6101 GAZEBO PARK PLACE N STE 101
JACKSONVILLE, FL 32257

(Witness #1)


 Print Name: Stacey L. Slater
 Address: 6101 GAZEBO PARK PLACE N STE 101
JACKSONVILLE, FL 32257

(Witness #1)


 Ramon Flores

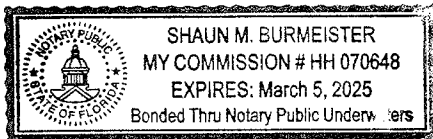

 Lizzette Flores


STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of June, 2024, by **RAMON FLORES and LIZZETTE FLORES, husband and wife**, who has produced their driver's license as identification or who is personally known to me.






 Notary Public – State of Florida
 Print Name: SHAUN BURMEISTER
 My Commission Number: _____
 My Commission Expires: _____