

WITHOUT BENEFIT OF TITLE EXAM

Prepared by:

Dale S. Wilson, Attorney at Law

P. O. Box 1808

Green Cove Springs, FL 32043

Parcel ID #41-04-25-008342-000-00

GIFT WARRANTY DEED RESERVING ENHANCED LIFE ESTATE TO GRANTOR

THIS GIFT WARRANTY DEED RESERVING ENHANCED LIFE ESTATE TO GRANTOR made the 10th day of April, 2025, between CECILIA THERESA PFADENHAUER, A SINGLE PERSON, whose address is: 46 Harmony Hall Rd, Middleburg, Florida 32068, party of the first part (Grantor), and GEORGE THOMAS PFANDENHAUER, SR., whose address for purposes of this document is: 46 Harmony Hall Rd, Middleburg, Florida 32068 (Grantee), party of the second part, with an Enhanced Life Estate in the Grantor, CECILIA THERESA PFADENHAUER.

WITNESSETH: That the said party of the first part, for and in consideration of LOVE AND AFFECTION and other valuable considerations, receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents do remise, release and assigns forever the following land situate in Clay County, Florida, viz:

Lot Twelve (12) of MAGNOLIA POINT, according to plat thereof recorded in Plat Book 6, page 14, of the public records of Clay County, Florida. Together with all riparian rights thereunto appertaining.

GRANTOR IS THE MOTHER OF THE GRANTEE.

FOR CLARIFICATION ONLY, this Deed is executed by CECILIA THERESA PFADENHAUER for an Enhanced Life Estate, Saving and Reserving unto the Grantor, a Life Estate for the remainder of her Life without liability for waste, and with full power and authority in said Life Tenant to sell, convey, mortgage, or lease the subject property. The Grantor reserves the right to Cancel this conveyance and reconvey the property described, or otherwise manage or dispose of the property described herein, in whole or in part, in fee simple, with or without consideration, without joinder of the remainderman and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of the remainderman, and upon the death of the Life Tenant, the remainder, if any, will then be granted to the remainderman, GEORGE THOMAS PFANDENHAUER, SR.

SUBJECT TO: Covenants, Easements, Restrictions and Reservations 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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of the land in fee simple; that said 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

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

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

(1) Dale S. Wilson
Printed Name: DALE S. WILSON

Cecilia Theresa Pfadenhauer
CECILIA THERESA PFADENHAUER

Witness 1 Address:
718 N Orange Ave.
Green Cove Springs, FL 32043

(2) Pamela J. Wilson
Printed Name: PAMELA J. WILSON
Witness 2 Address:
718 N Orange Ave.
Green Cove Springs, FL 32043

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence this 10th day of April, 2025, by CECILIA THERESA PFADENHAUER, who is personally known to me.

Penny P. Hopper
NOTARY PUBLIC
Printed name: _____
Commission Expires: _____

