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Prepared by and Return to:
Donald R. Peyton, Esq.
7317 Little Rd.
New Port Richey, FL 34654

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Doc# 2007042484
Hernando County, Florida
06/25/2007 4:22PM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 18.58
DEED DOC STAMP \$ 8.78
06/25/2007 Deputy Clk

ENHANCED LIFE ESTATE DEED

This Indenture made this June 13, 2007, BETWEEN: MELVINA LOTRIDGE, an unmarried widow, 1333 Salem Court, Spring Hill, FL 34606, GRANTOR*, to: DALE GENE LOTRIDGE, 1333 Salem Court, Spring Hill, FL 34606, as GRANTEE* (*Singular and plural are interchangeable as context requires.)

WITNESSETH, That said Grantor, for and in consideration of **Love and Affection for Grantor's late husband's nephew who has been treated as Grantor's son, as Grantee**, does hereby remise, release, transfer, and forever convey to Grantee the following described land located in the county of Hernando, State of Florida, to-wit:

Lot 31, Block 73, Spring Hill Unit 2, according to the plat thereof as recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.
KEY NO. 00219793
PARCEL IDENTIFICATION No. R32 323 17 5020 0073 0310

Subject to easements, restrictions, and reservations of record, and taxes for the current and subsequent years. CERTIFICATE: This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.

together with all the estate and rights of Grantor in such property, **subject to the following**: (Masculine and feminine, as well as singular and plural, as used below are interchangeable as context requires.)

GRANTOR reserves unto herself, for and during her lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein.

GRANTOR further reserves unto herself, for and during her lifetime, 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 property described herein premises, by gift, sale, or otherwise so as to terminate the interests of the GRANTEE, as GRANTOR in her sole discretion shall decide, except to dispose of said property, if any, by devise upon her death.

GRANTOR further reserves the right to cancel this deed by further conveyance which may destroy any and all rights which the GRANTEE may possess under this deed.

GRANTEE shall hold 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 GRANTOR'S death, all right and title to the property remaining shall fully vest in GRANTEE, subject to such liens and encumbrances existing at that time.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES:

1 sign *Karen E. Peyton*
print KAREN E. PEYTON

2 sign *Donald R. Peyton*
print DONALD R. PEYTON

GRANTOR:

Melvina M. Lotridge
MELVINA M. LOTRIDGE

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this June 13, 2007, before me personally appeared MELVINA M. LOTRIDGE, who produced a Florida driver's license as identification or is personally known to me, and who acknowledged executing the foregoing Enhanced Life Estate Deed.

Sign *Donald R. Peyton*, Notary Public
Print Name

My Commission Expires:



Donald R. Peyton
Commission # DD512539
Expires March 17, 2010
Bonded Troy Fair - Insurance, Inc 800-385-7019