

2/3
Return Instrument to Preparer:)

Kathy Gibson)

203 MYERS RD)

BROOKSVILLE, FL 34602)

Parcel Identification Number:)

R35 423 20 0000 2720 0000)

Above This Line Reserved for Official Use Only

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Terry Sumner, an unmarried individual with an address of 203 MYERS RD, BROOKSVILLE, Florida 34602 (the "Grantor"), hereby remises, releases, and quitclaims unto Terry Sumner, an unmarried individual with an address of 203 MYERS RD, BROOKSVILLE, Florida 34602 (the "Life Tenant"), for a life estate, without any liability for waste, and with full power and authority in the Life Tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Remainder Beneficiaries (as defined below), and with full power and authority to retain any and all proceeds generated thereby, and on the death of the Life Tenant, the remainder, if any, to Kathy Gibson, an individual with an address of 203 MYERS RD, BROOKSVILLE, Florida 34602 and Amanda S Stringer, an individual with an address of 1012 Crystal Springs Road, Zephyrhills, Florida 33540, as joint tenants with right of survivorship (collectively, the "Remainder Beneficiaries"), all of Grantor's right, title, interest, and claim in or to the real property located in Hernando County, Florida, described as follows:

The S 1/2 of the S 1/2 of the E 3/4 of the NE 1/4 of the SE 1/4 of Section 35,
Township 23 South, Range 20 East of Hernando County, Florida, LESS and
EXCEPT right-of-way for Myers Road

This conveyance is subject to: (1) taxes and assessments for the current year and subsequent years; (2) zoning and other governmental regulations; and (3) any restrictive covenants and conditions, easements, rights-of-way, and prior reservations of oil, gas and other minerals of record.

Such real property is the homestead of the Grantor as defined by the Constitution of the State of Florida and will remain the homestead of the Life Tenant.

The purpose of this quitclaim deed is to create an enhanced life estate in the Life Tenant with the remainder in the Remainder Beneficiaries for estate planning purposes. There is no new consideration for this deed

Taxes for the current year are assumed by the Life Tenant.

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Life Tenant, and Grantee's successors and assigns, forever

Signed by the Grantor, Terry Sumner, on Feb 20, 20 15

Signed, sealed and delivered in our presence:

Print Witness Name: Jennifer Gardner-Snell

Print Witness Name: Wendy A. Villa

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me on Feb 20, 2015 .
20 15 by Terry Sumner, who [] is personally known to me or [☒] has produced Identification as identification.

Notary Public—State of Florida
(Print or Stamp Name, Commission # and Expiration below)

