

This instrument was prepared by and return to:  
Law Offices of Laurie E. Ohall, P.A.  
1464 Oakfield Drive  
Brandon, FL 33511  
Site Address: 4455 Pocahontas Dr., Dade City, FL 33523 and Pocahontas Dr., Dade City, FL 33523  
Parcel #: R10-123-21-0050-0000-0570 and Parcel #: R10-123-21-0050-0000-0571

**General Warranty Deed  
With Enhanced Life Estate**

This Indenture, executed this 03<sup>rd</sup> day of October, 2018, between **Kent Strock and Kecia Strock**, husband and wife, Grantors, whose post office address is 606 Red Robin Rd., Seffner, Florida 33584, Grantor, to **Kent Strock and Kecia Strock**, as husband and wife, whose mailing address is 606 Red Robin Rd., Seffner, Florida 33584, hereinafter "Life Estate Grantee", for a LIFE ESTATE, without any liability for waste, and with full power and authority in said life tenant, to sell, convey, mortgage, lease, revest title in herself, commit waste, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of 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 remainder, if any, to **Tina E. Strock**, a single woman, whose address is 606 Red Robin Rd., Seffner, Florida 33584, hereinafter, "Remainder Grantee".

Witnesseth, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER good and valuable consideration in hand, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and conveys unto the Life Estate Grantee, a life estate in the lives of Kent Strock and Kecia Strock, without any liability for waste, and with full power and authority in said life estate grantee, to sell, convey, mortgage, lease, revest title in herself, commit waste, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainder grantee, and with full power and authority to retain any and all proceeds generated thereby without liability for claims or debts of the Remainder Grantee, and upon the death of the life estate grantee, unto the Remainder Grantee forever, a remainder interest, if any in all the rights, title interest, claim and demand which Grantor has in the following described land situated in County of Hernando, and State of Florida, to wit:

**Commence at the SE corner of Lot 1, River Bend as recorded in Plat Book 5, Page 70, public records of Hernando County, Florida, run thence South 89° 32'30" East 75 feet to point of beginning, thence continue South 89° 32'30" East 595 feet, thence North 5° 56'32" West 64.53 feet to the corner for lots 56, 57, 94 and 95 of Brooksville Farms, Subdivision No. 1 recorded in the public records of Hernando County, Florida, thence North 63° West on the line between lots 56 and 57 of said subdivision approximately 531.85 feet to a point on the East bank of the Withlacoochee River, thence South-westerly along said river to a point on the East bank of said river due North of the point of beginning, thence South to the point of beginning.**

And

**Begin at the Southeast corner of Lot 1 of River Bend Subdivision, a Subdivision in Section 10, Township 23 South, Range 21 East, as recorded in Plat Book 5, page 70, public records of Hernando County, Florida, thence run North to the Withlacoochee River, thence run along the Withlacoochee River East at distance of 75 feet, thence run south to a point 75 feet East of Point of Beginning, thence run West to Point of Beginning.**

Subject to restrictions, reservations and easements and limitations of record, if any; zoning restrictions and prohibitions imposed by governmental authority, and taxes for the current year not yet due and payable, and subsequent years.

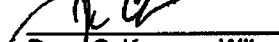

THIS DEED WAS PREPARED AT THE REQUEST OF GRANTOR WITHOUT AN EXAMINATION OF TITLE.

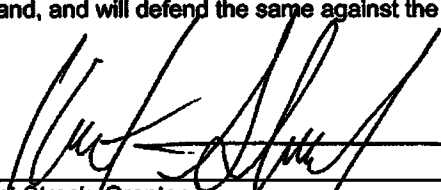
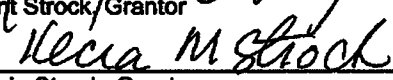
Grantors represent that this is NOT homestead property.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the Grantee and Grantee's heirs forever.

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

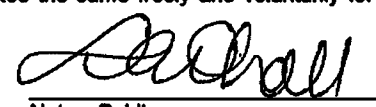
Signed in our presence:

  
\_\_\_\_\_  
Dana C. Kemper, Witness  
  
\_\_\_\_\_  
Laurie E. Ohall, Witness

  
\_\_\_\_\_  
Kent Strock, Grantor  
  
\_\_\_\_\_  
Kecia Strock, Grantor

State of Florida  
County of Hillsborough

BEFORE ME, the undersigned authority, duly authorized to take acknowledgements and administer oaths, personally appeared and **Kent Strock and Kecia Strock, Husband and Wife**, herein, who produced Florida Driver's Licenses as identification, and who executed the foregoing deed and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

  
\_\_\_\_\_  
Notary Public  
State of Florida  
