

R Prepared by and return to:  
David C. Sasser/rjb  
DAVID C. SASSER, P.A.  
Post Office Box 10510  
Brooksville, Florida 34603

Consideration: \$ -0-

**WARRANTY DEED**  
**(Enhanced Life Estate)**

**THIS DEED**, made and entered into this 18 day of June, 2020, between **PAUL WITIAK, JR. and LAURIE ANN WITIAK, husband and wife**, whose mailing address is 14313 Annutalaga Ave., Brooksville, FL. 34601, (“Grantors”) and **PAUL WITIAK, JR. and LAURIE ANN WITIAK, husband and wife, as to the interests retained as stated below, and PAUL AARON WITIAK, as remainder interest owner**, (“Grantees”).

Grantors, for and in consideration of LOVE AND AFFECTION, have granted and conveyed to Grantees and their successors and assigns, the following described property located in Hernando County, Florida, to-wit:

Lots 7, 8, 9, 10 and 11 of Block 8, Section 29, Township 21 South, Range 19 East, as recorded in Deed Book 117, Page 51, Public Records of Hernando County, Florida TOGETHER WITH a 1983 WEST single wide mobile home, VIN ID#: FS56S142FB6142GA, Title #: 22332893 (Parcel No. R29 221 19 3600 0008 0070)

Lots 5 and 6 of Block 8, the town of Stafford, according to the plat thereof, recorded in Plat Book 5, Page 6 of the Public Records of Hernando County, Florida TOGETHER WITH a 1965 MEDALLION single wide mobile home, VIN ID# BR354FK1601, Title #: 2183253 (Parcel No. R29 221 19 3600 0008 0050 & R29 221 19 3600 0008 0060)

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

GRANTORS reserve unto Grantors for and during Grantors’ lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described above, without any liability for waste. Grantors further reserve unto Grantors, for and during Grantors’ 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 in such property, by gift, sale or otherwise, so as to terminate the interests of the Grantees, as Grantors shall, in Grantors’ sole discretion, decide, except to dispose of said property, if any, by devise upon Grantors’ death. Grantors further reserve unto Grantors the right to cancel this Deed by further conveyance which may destroy any and all rights which Grantees may possess under this Deed. PAUL AARON WITIAK shall hold a remainder interest in the property described above and upon the death of both Grantors, if the property described above has not been previously disposed of prior to the death of both Grantors, all right and title to the property remaining shall fully vest in PAUL AARON WITIAK, in the manner stated above, subject to such liens and encumbrances existing at that time.

**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** Grantors hereby covenants with Grantees that Grantors are lawfully seized of said property in fee simple; that Grantors have good right and lawful authority to grant and convey said property; that Grantors do hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever; and that said land is

free of all encumbrances.

(WHEREVER used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural as context requires.)

IN WITNESS WHEREOF, Grantors have executed this instrument the date stated below.

Signed in our presence:

Roxanne J. Bassett  
 Witness - Roxanne J. Bassett

David C. Sasser  
 Witness - David C. Sasser

Paul Witiak Jr.  
 PAUL WITIAK, JR.

Laurie Ann Witiak  
 LAURIE ANN WITIAK

This instrument was prepared from information supplied by the parties hereto. No guarantee or opinion on title has been rendered by the Law Offices of DAVID C. SASSER, P.A.

STATE OF HERNANDO  
COUNTY OF FLORIDA

THE foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by PAUL WITIAK, JR. and LAURIE ANN WITIAK who are personally known to me or who produced their \_\_\_\_\_, as identification, this 18 day of June, 2020

David C. Sasser  
 Notary Public  
 My Commission expires:

