

3/17

INSTRUMENT PREPARED BY:)
Martin Macyszyn)
8606 Government Drive)
New Port Richey, Florida 34654)
RETURN INSTRUMENT TO:)
Martin Macyszyn)
8606 Government Drive)
New Port Richey, Florida 34654)

R THE LAW OFFICES OF LUCAS & MAGAZINE
8606 GOVERNMENT DR
NEW PORT RICHEY, FL 34654

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QUITCLAIM DEED
(Enhanced Life Estate Deed)

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kathryn A. Gudim, an unmarried woman, with an address of 6152 Muirfield St., Spring Hill, Florida 34606 (the "Grantor"), hereby remises, releases, and quitclaims unto Kathryn A. Gudim, an unmarried woman, with an address of 6152 Muirfield St., Spring Hill, Florida 34606 (the "Life Tenant"), for her life, without any liability for waste, and with full power and authority in such 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 Beneficiary (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 Brian P. Gudim, with an address of 1680 Pala Ranch Circle, San Jose, CA 95133 (the "Remainder Beneficiary"), all of Grantor's right, title, interest, and claim in or to the real property located in Hernando County, Florida, described as follows (the "Property"):

Lot 88, TIMBER PINES, TRACT 5, UNIT 2, as per plat thereof recorded in Plat Book 18, Pages 59 – 62, Public Records of Hernando County, Florida.

Parcel Identification Number: R21 223 17 6052 0000 0880

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 for the natural life of the Life Tenant, with the remainder, if any, in Remainder Beneficiary and Remainder Beneficiary's successors and assigns, forever.

The Property is the homestead of Grantor as defined by the Constitution of the State of Florida and will remain the homestead of the Grantor. The purpose of this Quitclaim Deed is to create a life estate in the Life Tenant with the remainder in the Remainder Beneficiary for estate planning purposes. There is no new consideration for this Quitclaim Deed.

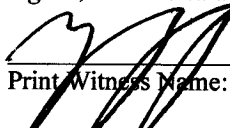
This conveyance is subject to the following:

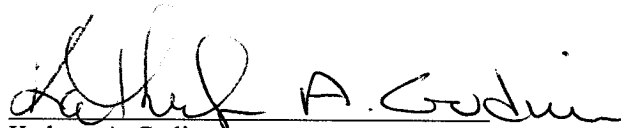
1. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
3. All other presently recorded and validly existing instruments that affect the Property;
4. Taxes and assessments for the current year and all subsequent years; and
5. Zoning and other governmental regulations.

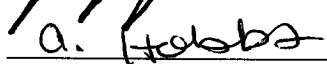
By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Life Tenant, with the remainder, if any, to the Remainder Beneficiary. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it in any capacity deriving from his status as Grantor.

Signed by the Grantor, Kathryn A. Gudim, on November 23, 2020.

Signed, sealed and delivered in our presence:

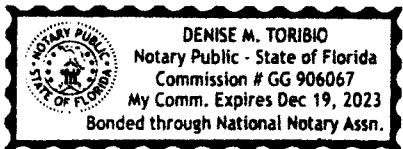

Print Witness Name: Martin Macyszyn


Kathryn A. Gudim


Print Witness Name: Angela Hobbs

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 23rd day of November, 2020, by Kathryn A. Gudim.



[Handwritten Signature]

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

Personally Known OR Produced Identification
Type of Identification Produced: FL DRIVER LICENSE