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Prepared by and return to:
Antonina Vaznelis, Esq.
8235 River Country Drive
Spring Hill, FL 34607

Consideration: \$10.00
Parcel ID # R32 323 17 5210 1421 0070

WARRANTY DEED
(Enhanced Life Estate)

THIS INDENTURE made this 14th day of July, 2022, between: BARBARA J. ANDERSON, a single woman, GRANTOR, whose address is 10365 Palmwood Place, Weeki Wachee, Florida 34613, and WENDY S. PORTER, a single woman, GRANTEE, whose address is 10434 Tilberg Street, Spring Hill, Florida 34608, as to the remainder interest following a life estate for the life of BARBARA J. ANDERSON, which life estate GRANTOR hereby specifically reserves, subject to the conditions herein below.

WITNESSETH that said GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to said GRANTOR from said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE, as joint tenants with full rights of survivorship, the remainder interest following a life estate for the life of BARBARA J. ANDERSON, with reservations specified herein below, the following described land situate, lying and being in HERNANDO COUNTY, FLORIDA, at 9079 Gallup Road, Spring Hill, Florida 34608, to wit:

Lot 7, Block 1421, SPRING HILL UNIT 21, as per map or plat thereof recorded in Plat Book 9, Pages 81-96, of the Public Records of Hernando County, Florida.

Subject to restrictions, reservations, covenants and easements of record, if any; however, this reference shall not operate to reimpose same.

The property is not the homestead real property of the Grantor.

THIS IS A DEED OF CONVENIENCE WITHOUT CONSIDERATION AND IS MADE FOR ESTATE PLANNING PURPOSES.

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 aforesaid 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 unto herself the right to cancel this deed by further conveyance, and 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 herein has not been 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.

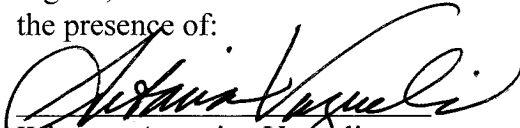
Said GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"GRANTOR" and "GRANTEE" are used for singular or plural, and masculine shall include feminine, and feminine shall include masculine, as the context requires.

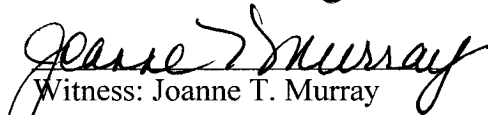
THIS INSTRUMENT was prepared from information provided by the party(ies). No title insurance was ordered and no guarantee or opinion on title has been rendered by Antonina Vaznelis, Esq., Vaznelis Law LLC, 8235 River Country Drive, Spring Hill, Florida 34607.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

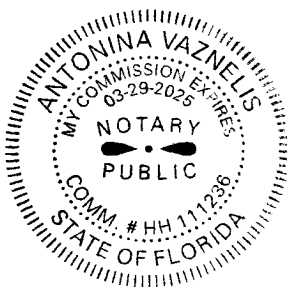

Witness: Antonina Vaznelis

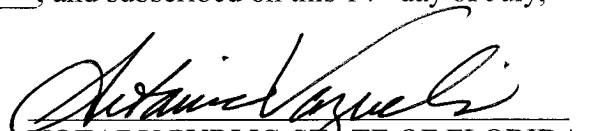

BARBARA J. ANDERSON


Witness: Joanne T. Murray

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization by Barbara J. Anderson, who is personally known to me or who produced identification, i.e. _____, and subscribed on this 14th day of July, 2022.




NOTARY PUBLIC-STATE OF FLORIDA
Printed Name of Notary: Antonina Vaznelis