

This Instrument Prepared By:
Carlotta Appleman Thacker, Esq.
Hand Arendall Harrison Sale, LLC
304 Magnolia Ave.
Panama City, FL 32401
Without Title Search or Opinion
as to Marketability or
Correctness of Description

LIFE ESTATE DEED
(Enhanced Life Estate Deed)

THIS INDENTURE, made this 13th day of September, 2018, by **Terry Bruce Ray and Mary Sue Burkett Ray, Husband and Wife**, Grantors, of 209 S. San Souci Blvd., Panama City Beach, FL 32413, and **Mark Ray**, of 2540 Swanhurst Drive, Midlothian, VA 23113; **Gregory Ray** of 11519 Front Beach Road, Unit 705, Panama City Beach, FL 32407; and **Melissa Burns** of 6606 Tannin Lane, Unit A, Naples, FL 34109, Grantees,

WITNESS: That the Grantors, for an in consideration of (\$10.00) Ten Dollars and other valuable consideration, does hereby grant, bargain, sell, remise, release and convey unto the Grantees, **subject to retained life estate in Terry Bruce Ray and Mary Sue Burkett Ray, described further in the Reservations and Limitations to Conveyance and Warranty set forth below**, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Lot 5, Block 10, Miramar Heights, a subdivision of a part of U.S. Government original Lot 1 and a part of U.S. Government original Lot 6, located in Section 11, Township 3 South, Range 17 West, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 3, of the Public Records of Bay County, Florida. Parcel ID Number 38306-050-000

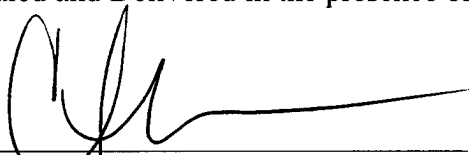
RESERVATIONS AND LIMITATIONS TO CONVEYANCE AND WARRANTY:

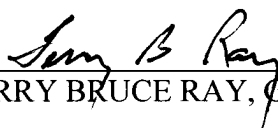
1. It is the intention of the Grantors to create an Enhanced Life Estate reserving and preserving to the Grantors, a life estate, for the term of his life, without any liability for waste and with full power and authority in said life tenants to sell, convey, mortgage, lease or otherwise encumber the described property.
2. The Grantors also reserve the right to cancel this conveyance and reconvey the property described, or otherwise manage and dispose of the property described during the Grantors' lifetime, in whole or in part, in fee simple, with or without consideration, without joinder of any remainderman, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of the remainderman.
3. Upon the death of the last surviving Life Tenant, the remainder, if any, will then be granted to the following remaindermen **Mark Ray, Gregory Ray and Melissa Burns**, hereinafter called the "Grantees".

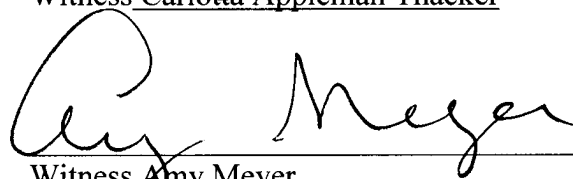
WARRANTY: Grantors, bind Grantors, and each of them, and Grantors' heirs and successors to warrant and forever defend all and singular the property to Grantees and Grantees' heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, **except as to the Reservation and Limitations to Conveyance and Warranty** set forth above.

EXECUTED this 13th day of Sept., 2018.

Signed, Sealed and Delivered in the presence of:


Witness Carlotta Appleman Thacker

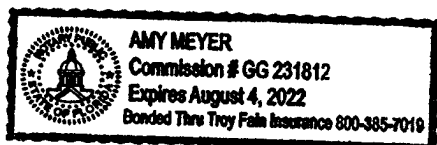

TERRY BRUCE RAY, Grantor

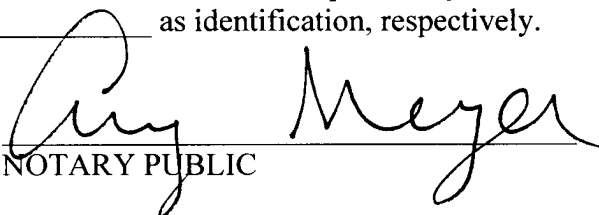

Witness Amy Meyer


MARY SUE BURKETT RAY, Grantor

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 13 day of September, 2018, by TERRY BRUCE RAY and MARY SUE BURKETT RAY, who are personally known to me or who have produced _____ as identification, respectively.




NOTARY PUBLIC