

**THIS INSTRUMENT PREPARED BY:**

Barron & Redding, P.A.  
P.O. Box 2467  
Panama City, FL 32402

RE# 11822-730-000

**QUIT CLAIM DEED**  
(Enhanced Life Estate Deed)

THIS QUIT CLAIM DEED is made this 10<sup>th</sup> day of July, 2021, between **JOHN M. FOWLER and CAROL P. FOWLER**, husband and wife, whose mailing address is 122 Lakeridge Drive, Panama City, FL 32405 ("Grantor"), and **ANDREW JASON FOWLER**, whose mailing address is 1801 W. 30th Street, Panama City, FL 32405 ("Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby remise, release and quitclaim unto Grantee all of the right, title, interest, claim and demand which Grantor has in and to the following described real property, situate, lying, and being in the County of Bay, State of Florida, to wit:

Lot 30, according to the plat of Lake Marin recorded in Plat Book 17, Page 29 on file in the Office of the Clerk of the Circuit Court, Bay County, Florida.

The Grantor reserves a life estate for themselves during the Grantor's lifetime without any liability for waste coupled with an unrestricted power and authority in said life tenant to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property without joinder and remaindermen, and to retain the proceeds from the conveyance without any claims or debts of remaindermen. The Grantor also reserves the right to cancel this conveyance and reconvey the property described, or otherwise manage and dispose of the property described during Grantor's lifetime, in whole or in part, in fee simple, with or without consideration, and without joinder of any remaindermen.

This quit claim deed was prepared using information obtained from Grantor and not prepared in connection with the issuance of title insurance or with the benefit of a title search.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed by its duly authorized officer on the day and year first above written.

Signed, sealed & delivered  
in the presence of:

Rebecca A. Statton  
Witness  
Print Name: Rebecca A. Statton

John M. Fowler  
John M. Fowler

Katie Clay  
Witness  
Print Name: Katie Clay

Carol P. Fowler  
Carol P. Fowler

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by physical presence this 6<sup>th</sup> day of July, 2021, by John M. Fowler and Carol P. Fowler, husband and wife, who: (notary **must** check applicable box)

- is personally known to me.
- produced a current Florida driver's license as identification.
- produced \_\_\_\_\_ as identification.



Dolores S. Donopria  
(Print Name)  
Notary Public  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_