

Prepared by and when recorded return to:

Adam L. Hood
ADAM L. HOOD, P.A.
626 Magnolia Avenue
Panama City, Florida 32401

**Property Appraiser's Parcel Identification
No. 30167-594-000**

(Space above this line reserved for recording office use only)

WARRANTY DEED RESERVING ENHANCED LIFE ESTATE

THIS INDENTURE is made on December 18, 2024, between:

Grantors: JAKOB KRISTIANSEN and LAURA E. MARTIN, husband and wife
Address: 1107 Wilmont Avenue, Panama City, Florida 32401

and

Life Tenants: JAKOB KRISTIANSEN and LAURA E. MARTIN, husband and wife
Address: 1107 Wilmont Avenue, Panama City, Florida 32401

Life Tenants shall have a life estate for so long as both of them may live, without any liability for waste, and with full power and authority in Life Tenants to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remainderman named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the last to die of the Life Tenants, title shall immediately vest in:

Grantee: ANTONIA M. HOLMES, individually

WITNESSETH, that Grantors, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY to Grantee, subject to the life estate reserved to the Life Tenants, the following described property:

Lot 48, Block A, Seventh Addition to North Lagoon Oaks, according to the map or plat thereof as recorded in Plat Book 14, Page(s) 80 through 82, in the Office of the Circuit Court of Bay County, Florida.

AKA: 2613 Willow Oak Court, Panama City Beach, Florida 32408

This deed was prepared without the benefit of title examination or opinion.

TO HAVE AND TO HOLD, the Subject Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by

