

**PREPARED BY AND RETURN TO:**

Chad R. Templeton, Esq.

Templeton Law

1147 Grace Ave

Panama City, Florida 32401

Telephone: (850) 235-8350

Property Identification No.: 05275-000-000 and 05267-040-000

SPACE ABOVE THIS LINE FOR RECORDING DATA

***ENHANCED LIFE ESTATE DEED***

THIS ENHANCED LIFE ESTATE DEED, made the 21st day of April, 2025, **ILA M. BENNER, a single woman**, whose post office address is 6711 Penny Rd., Panama City, FL 32404, hereinafter called the Grantor, to **GARY S. BENNER, a single man, and DAVID J. BENNER, a married man**, as tenants in common, whose post office address is 6711 Penny Rd., Panama City, FL 32404, hereinafter called the Grantee:

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 of, in whole or in part, or grant any interest therein, to the aforesaid premises, by gift, sale or otherwise, with or without consideration, so as to terminate the interests of the Grantee(s), as Grantor in her sole discretion shall decide, except that Grantor shall not have the right to dispose of said property by devise upon her death. Grantor further reserves unto herself the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee(s) may possess under this deed. Grantee(s) shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee(s), subject to such liens and encumbrances as may exist at that time. Grantor shall have no liability for waste. Grantor shall have full power and authority to dispose of the property during Grantor's lifetime, without joinder of the remainder holder(s), and Grantor shall have full power to retain all proceeds generated by any disposition of the property during Grantor's lifetimes.

WITNESSETH: That the Grantors, for and in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Grantee, all that certain land situate in **the County of Bay, State of Florida**, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

**NOTE TO PROPERTY APPRAISER:**

The Grantor confirms that the property described above is not the Grantor's homestead.

***SUBJECT TO:*** Taxes and assessments for the current year and all subsequent years.

***SUBJECT TO:*** Conditions, restrictions, limitations, easements and utility agreements of record, if any.

***TOGETHER*** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

***TO HAVE AND TO HOLD*** the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the current year and all subsequent years.

**TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY THE PREPARER, TEMPLETON LAW AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AS TO THE**

**MARKETABILITY OR CONDITION OF THE TITLE. THIS INSTRUMENT WAS PREPARED AND BASED SOLELY UPON INFORMATION PROVIDED BY GRANTOR.**

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*  
\_\_\_\_\_

witness signature

**Chad Templeton**

witness print

1147 Grace Ave, Panama City, FL 32401

*[Handwritten Signature]*  
\_\_\_\_\_

witness signature

**Emma Willard**

witness print

1147 Grace Ave, Panama City, FL 32401

*[Handwritten Signature]*  
\_\_\_\_\_

ILA M. BENNER

6711 Penny Rd., Panamá City, FL 32404

STATE OF FLORIDA

COUNTY OF BAY

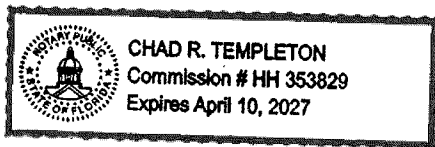
The foregoing instrument was acknowledged before me, the undersigned authority, by means of  physical presence or  online notarization, by ILA M. BENNER, who  is personally known to me or  produced a driver license as identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 21st day of April, 2025.

*[Handwritten Signature]*  
\_\_\_\_\_

NOTARY PUBLIC

My commission expires:



**EXHIBIT A**

**REF: File No. 2002-035280, ORB 2152, Page 63**  
**Parcel No. 05275-000-000 Location: 7319 Morganville RD**

Commence at a point 342 feet North of the Southwest Corner of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 2 South, Range 13 West; thence running East 230 feet for a point of beginning; thence running North 978 feet; thence running East 100 feet; thence running South 978 feet; thence running West 100 feet to the Point of Beginning.

**AND**

**File No. 2011019392, ORB 3318, Page 479**  
**Parcel No. 05267-040-000**

Commencing at the Southwest Corner of the NE 1/4 of the NE 1/4 of Section 15, Township 2 South, Range 13 West; thence N89°41'20"W (assumed bearing) along the South line of the NE 1/4 of the NE 1/4, extended West, 75.00 feet; thence N00°00'20"W 76.00 feet; thence S89°41'20"E 404.90 feet; thence N00°00'00"W 537.79 feet to the Point of Beginning; thence continuing N00°00'00"W 56.04 feet; thence N09°42'22"E 49.86 feet; thence N13°36'02"E 37.518 feet; thence N10°27'06"E 36.956 feet; thence N11°28'46"E 48.173 feet; thence N41°54'43"E 11.018 feet; thence S39°11'32"E 7.956 feet; thence S04°19'13"W 30.236 feet; thence S06°00'06"W 27.926 feet; thence S12°59'16"E 14.332 feet; thence S18°55'29"W 26.832 feet; thence S09°58'36"W 27.909 feet; thence S06°59'03"W 48.115 feet; thence S08°21'22"W 24.189 feet; thence S20°07'12"E 11.436 feet; thence S2°50'03"W 21.26 feet; thence N87°09'57"W 23.94 feet to the Point of Beginning.