

This instrument prepared by and when recorded return to:

Sandra H. Peterson, Esq.  
905 SW Baya Drive  
Lake City, Florida 32025

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands, included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Parcel ID#: 14-4S-17-08346-013

Inst:201612002334 Date:2/8/2016 Time:2:24 PM

Doc Stamp-Deed:0.70

DC,P.DeWitt Cason,Columbia County Page 1 of 4 B:1309 P:764

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

### **WARRANTY DEED**

(Enhanced Life Estate with Fee Simple Remainder)

#### **1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: **KENNETH A. BOSE and ANITA P. BOSE,**  
435 SE Andrews Drive, Lake City, Florida 32025.

**KENNETH A. BOSE, and his wife ANITA P. BOSE have been continuously married to each other throughout the ownership of this property.**

**This property is the HOMESTEAD of the Grantors.**

The word "I" or "me" as hereafter used means the Grantor.

#### **2. IDENTIFICATION OF GRANTEE**

"Life Estate Grantee" name and address is: **KENNETH A. BOSE and his wife, ANITA P. BOSE,**  
2333 SE County Road 245,  
Lake City, FL. 32025.

Remainderman Grantee" name and address is: **RODNEY ALAN BOSE\*,**  
568 SE Della Williams Gln,  
Lake City, FL. 32025.

**\*NOTE: Remainderman Grantee is a biological adult child of Grantors.**

The word "you" as hereafter used means the Grantee.

### 3. MEANINGS OF TERMS

The terms "I," "me," or "you," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

### 4. CONVEYANCE OF REAL PROPERTY

The Grantor, for and in consideration of the sum of \$10.00, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed, and sold to the said Grantee **KENNETH A. BOSE and ANITA P. BOSE**, without liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainder man, and with full power and authority to retain any and all proceeds generated thereby, **and the remainder to RODNEY ALAN BOSE**, the following described property in **COLUMBIA** County, Florida:

**SEE SCHEDULE "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF. Is Legal Description recorded in Official Records at  
Page 384, Page 168 of Columbia County, Florida.**

**Subject to easements and restrictions of record, if any, which are specifically not  
extended or reimposed hereby.**

Grantor (that is also Life Estate Grantee) reserves unto himself/herself, for and during his/her lifetime, a) the exclusive possession, use, and enjoyment of the rents and profits of the property described herein, b) the full power and authority 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 aforementioned premises, by gift, sale, or otherwise, with or without consideration, without joinder of the remainderman, so as to terminate the interest of the Grantee(both Life Estate Grantee and Remainderman Grantee), as Grantor in his/her sole and absolute discretion shall decide, except that Grantor shall not have the right to dispose of the property by devise upon his/her death, and c) the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Remainderman Grantee shall hold a remainder interest in the property described herein and upon the death of the Life Estate 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 **RODNEY ALAN BOSE**, subject to such liens and encumbrances as may exist at that time.

**TOGETHER WITH** all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), privileges, easements (right to use land of another), and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

**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 personal whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2015.

**IN WITNESS WHEREOF**, Grantor has executed this deed on February 4, 2016.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Signature of Witness #1 ZACH SHUBERT

[Signature]  
**KENNETH A. BOSE**

[Signature]  
Signature of Witness #2 DOROTHY DANIELS

[Signature]  
**ANITA P. BOSE**

[Signature]  
Signature of Witness #1 ZACH SHUBERT

[Signature]  
Signature of Witness #2 DOROTHY DANIELS

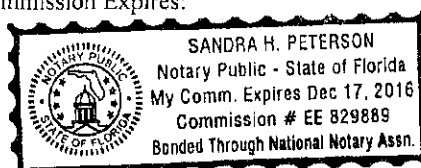
STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on February 4, 2016, before me personally appeared KENNETH A. BOSE and ANITA P. BOSE, who is/are personally known or produced a Florida Drivers License as identification, who is/are the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

(NOTORIAL SEAL)

[Signature]  
Notary Public - State of Florida  
Print Name/Commission Expires:



SCHEDULE "A"

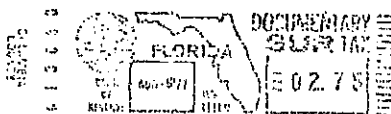
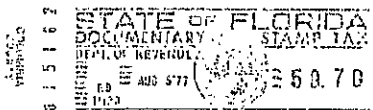
SECTION 14 - TOWNSHIP 4 SOUTH - RANGE 17 EAST

Commence at a point on the North right-of-way line of State Road 245 where the West line of the SE 1/4 of the NW 1/4 intersects said right-of-way line, and run thence N 2°13'10"W along the West line of said SE 1/4 of NW 1/4 137.06 feet to the Southwest corner of the NE 1/4 of the NW 1/4; thence continue N 2°13'10"W along the West line of NE 1/4 of NW 1/4 467.42 feet; thence run N 89°44'25"E along the South right-of-way line of a 50 foot existing county road known as Andrew Road, said road being as described in Deed recorded in Official Record Book 270, Page 276, public records of Columbia County, Florida, for a distance of 1,122.24 feet to the POINT OF BEGINNING; thence continue N 89°44'20"E along the South line of Andrew Road 175.77 feet to a point on the West right-of-way line of a 50 foot county road known as Bradley Court, said Bradley Court being as described in Deed recorded in Official Record Book 270, Page 276, public records of Columbia County, Florida; thence S 2°22'52"E along the West line of said Bradley Court 247.82 feet; thence S 89°44'20"W 176.63 feet; thence N 2°22'52"W 247.89 feet to the South line of Andrew Road and the POINT OF BEGINNING, containing 1 acre, more or less. Said lands being in and a part of the NE 1/4 of the NW 1/4 of Section 14, Township 4 South, Range 17 East.

SUBJECT TO: Power Line Easement.

SUBJECT TO: Restrictions as shown in deed recorded in Official Record Book 274, Page 201 of the public records of Columbia County, Florida.

SUBJECT TO: That mortgage given to the United States of America, acting through the Farmers Home Administration dated February 8, 1973 and recorded in Official Record Book 299, Pages 173-176 of the public records of Columbia County, Florida.



384-163  
OFFICIAL RECORDS

FILE NO. 77-5543  
RECORDED  
BOOK 322 PAGE 164-165  
1977 AUG-5 AM 12:52  
Clerk of Court  
Columbia County, Florida