

Prepared by, record and return to:
Robert G. Cuff, Esquire
33 Old Kings Road North, Suite 1
Palm Coast, Florida 32137

Parcel No.: 07-11-31-7011-00040-0010
Prepared without examination of title.

THIS WARRANTY DEED, executed this 29 day of October, 2020 by **Kenneth G. Buess and Rose D. Buess**, husband and wife, whose post office address is 111 Belvedere Lane, Palm Coast, Florida 32137, **Grantor**, to **Kenneth J. Buess, Michael G. Buess, and Lani R. Buess**, whose address is 111 Belvedere Lane, Palm Coast, Florida 32137, **AS TO A REMAINDER INTEREST ONLY**, subject to reservations herein, **Grantee**.

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold the Grantee, the Grantee's heirs and assigns forever, the following described real property situate, lying and being in Flagler County, Florida, more particularly described as:

Lot 1, Block 4, Belle Terre – Section 11, Palm Coast, a subdivision according to the plat thereof recorded at Plat Book 6, Pages 59 through 67, as amended in O. R. Book 35, page 528, in the Public Records of Flagler County.

Parcel Number: 07-11-31-7011-00040-0010

Property Address: 111 Belvedere Lane
Palm Coast, Florida 32137

Subject to all valid restrictions, reservations, easements and zoning of record, provided, however, that this reference shall not serve to reimpose same.

Subject to taxes for the year of conveyance and all subsequent years.

The interest granted herein is a remainder interest only. Grantor reserves a life estate in the above-described property. Grantor reserves, for and during their lifetime or the lifetime of the survivor of the individuals comprising Grantor, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves, for and during their lifetime, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the Grantee, as Grantor in their sole discretion, shall decide, except to dispose of said property, if any, by devise upon their death or the death of the last individual comprising the Grantor. Grantor further reserves the right to cancel this deed by further conveyance by Grantor which may destroy any and all rights which the Grantee may

possess under this deed. Grantee 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 the death of the Grantor, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

Grantor reserves the right to sell, exchange, convey, mortgage, commit waste, lease and otherwise deal with the subject property on their signature alone and without the necessity of joinder by the remaindermen (Grantee).

The Grantor may do anything with regard to the property on their signature alone just as if they owned an undivided fee simple interest including changing the remaindermen (Grantee), re-conveying to Grantor without joinder of the remaindermen (Grantee), or extinguishing the remainder interest altogether.

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Carmella A. Fowkes

Printed name: CARMELLA A. FOWKES

Kevin Buess

Printed name: Kevin Buess

Kenneth G. Buess

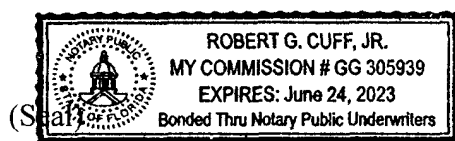
Kenneth G. Buess

Rose D. Buess

Rose D. Buess

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged by physical presence and not by online notarization before me this 21st day of October, by **Kenneth G. Buess and Rose D. Buess**, husband and wife, who produced Florida Drivers License + FL State ID as identification.



Robert G. Cuff, Jr.
Printed name: Robert G. Cuff, Jr.
Notary Public, State of Florida