INSTR 5325126 OR 5325 PG 2063 RECORDED 10/20/2016 1:50 PM PAGES 3 DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA DOC@.70 \$0.70 REC \$27.00

INSTRUMENT PREPARED BY: Thomas Michael Shippie 183 Oceans Blvd. Naples, Florida 34104

Return to: 183 Oceans Blvd., Naples, Florida 34104

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QUITCLAIM DEED

(Enhanced Life Estate Deed)

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Thomas Michael Shippie, an unmatried man, with an address of 183 Oceans Blvd., Naples, Florida 34104 and John William Shippie, a married man, with an address of 2319 Centre St, Apt.2, West Roxbury, Massachusetts 02132 (collectively, the "Grantors"), hereby remise, release, and guitclaim unto Thomas Michael Shippie, an unmarried man, with an address of 183 Oceans Blvd., Naples, Florida 34104 and John William Shippie, a married man, with an address of 2319 Centre St, Apt.2, West Roxbury, Massachusetts 02132 (collectively, the "Life Tenants"), for their lives, without any liability for waste, and with full power and authority in such Life Tenants to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Remainder Beneficiary (as defined below), and with full power and authority to retain any and all proceeds generated thereby, and on the death of the last Life Tenant, the remainder, if any to John William Shippie, an unmarried man, with an address of 2319 Centre St. Apt.2, West Roxbury, Massachusetts 02132 (the "Remainder Beneficiary"), all of Grantors' right, title, interest, and claim in or to the real property located in Collier County, Florida, described as follows (the "Property"):

Windjammer Village of Naples

Inc A (Coop) Lot 183

Parcel Identification Number: 82680003568

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Life Tenants for the natural lives of the Life Tenants, with the remainder, if any, in Remainder Beneficiary and Remainder Beneficiary's successors and assigns, forever.

The Property is the homestead of Thomas Michael Shippie as defined by the Constitution of the State of Florida and will remain the homestead of Thomas Michael Shippie. The purpose of this Quitclaim Deed is to create a life estate in the Life Tenants with the remainder in the Remainder Beneficiary for estate planning purposes. There is no new consideration for this Quitclaim Deed.

This conveyance is subject to the following:

- 1. Any liens described in this deed as being either assumed by Remainder Beneficiary or subject to which title is taken by Remainder Beneficiary;
- 2. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
- 3. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
- 4. All other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property;
- 5. Taxes and assessments for the current year and all subsequent years, which Remainder Beneficiary agrees to pay; and
- 6. Zoning and other governmental regulations.

By signing this Quitclaim Deed, Grantors quitclaim whatever interest Grantors may have in the Property to the Life Tenants, with the remainder, if any, to the Remainder Beneficiary. Neither Grantors nor Grantors' heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it in any capacity deriving from their status as Grantors.

Signed by the Grantors, Thomas Michael Shippie and John William Shippie, on Oct. 18,2026.

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Signed, sealed and delivered in our prese	nce:
Print Witness Name: Atvaloo Got Print Witness Name: Atvaloo Got Print Witness Name: Soppida	Tay /01
Signed, sealed and delivered in our prese Signed, sealed and delivered in our prese Print Witness Name: Maco Get Print Witness Name: <u>Soberda</u>	
STATE OF FLORIDA COUNTY OF COLLIER The foregoing instrument was act 20 //, by Thomas Michael Shippie, who	knowledged before me on <u>Oct. 18</u> , [] is personally known to me or [XP has produced
MADL as identification SARAH ANDRUS Notary Public, State of Florida Commission# FF 921949 My comm. expires Nov. 30, 2018	$(\land \land \lor \land $
STATE OF FLORIDA COUNTY OF COLLIER The foregoing instrument was ac	knowledged before me on $Oct.18$,
20 <u>16</u> , by John William Shippie, who [MADLas identificatio] is personally known to me or [has produced
SARAH ANDRUS Notary Public, State of Florida Commission# FF 921949 My comm. expires Nov. 30, 2018	Notary Public—State of Florida (Print or Stamp Name, Commission # and Expiration below)