

**Prepared by and when recorded return to:**

Law Office of Marie S. Conforti, P.A.  
2770 Indian River Blvd., Suite 316  
Vero Beach, Florida 32960-4297

**Parcel ID # 33-39-02-00004-0170-00012.0**

## **ENHANCED LIFE ESTATE DEED**

This Deed prepared without title search information provided by the Grantor.

THIS DEED made the 19<sup>th</sup> day of November, 2019, by CORNELIA H. LAHEY, a single woman of 5924 Ridge Lake Circle, Vero Beach, Florida 32967, hereinafter called the Grantor, to CORNELIA H. LAHEY, a single woman of 5924 Ridge Lake Circle, Vero Beach, Florida 32967, a life estate, without any 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 remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to grantor's son, WILLIAM JOSEPH LAHEY, a single man, of 5924 Ridge Lake Circle, Vero Beach, Florida 32967, and grantor's son RICHARD NOEL LAHEY, a married man, of 2186 N. Tidwells Road, Montross, VA 22520, as joint tenants with rights of survivorship, as Grantee, CORNELIA H. LAHEY further reserves unto herself the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed.

**The beneficial interest in this property does not change to the remainderman until the death of the Grantor and then only if the Grantor has not transferred the property otherwise.**

Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration, receipt thereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all their interest in that certain land situate in Indian River County, Florida described as follows:

**Lots 12 and 13, Block 17, MCANSH PARK, according to the Plat thereof as recorded in Plat Book 1, Pages 28, 29 and 30, of the Public Records of Indian River County, Florida less road right of way.**

Subject to easements, restrictions and reservations of record. Subject to any mortgages of record.

This property DOES NOT constitute the Homestead of the Grantor.

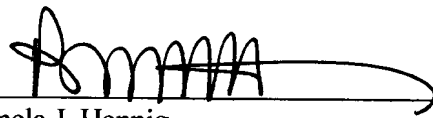
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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:

  
 CORNELIA H. LAHEY

We, the undersigned witnesses, certify that the foregoing Deed was signed by the Grantor in our presence, and we, the undersigned witnesses, sign our names hereunto as witnesses at the request and in the presence of the Grantor, and in the presence of each other, on November 19, 2019.

  
 Pamela J. Hennig  
 Vero Beach, FL


  
 Carol R. Voller  
 Vero Beach, FL

**STATE OF FLORIDA**

**COUNTY OF INDIAN RIVER**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared to me CORNELIA H. LAHEY, Pamela J. Hennig and Carol R. Voller, known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of November, 2019.

  
 Marie S. Conforti  
 Notary Public - State of Florida