

**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 # 33-38-12-00008-0000-00157/0**

## **ENHANCED LIFE ESTATE DEED**

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

THIS DEED made the 29 day of May, 2020, by ANN W. COTTER, a single woman of 5 Merles Lane, Stratham, NH, 03885, hereinafter called the Grantor, to ANN W. COTTER, a single woman of 5 Merles Lane, Stratham, NH, 03885, 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 daughter, JACQUELINE BRUSSEAU, a married woman, of 20 Geremia Street, Rye, NH 03870, grantor's son, CHRISTOPHER COTTER, a married man, of 13 Quail Run Hollow, Newburyport, MA 01950 and grantor's son, RONALD COTTER, a married man, of 168 Mill Road, North Hampton, NH 03862, as joint tenants with rights of survivorship, as Grantee, ANN W. COTTER 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:

**Lot 157, Pointe West South Village, Phase II PD, as recorded in Plat Book 19, Page 29,  
Public records of Indian River County, Florida.**

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:

Ann W. Cotter  
ANN W. COTTER

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 May 29<sup>th</sup>, 2020.

Signed in the presence of:

[Signature]

Signed in the presence of:

[Signature]

Print Witness

Name Joshua Sackier  
Address 500 Lafayette Rd  
Portsmouth NH 03801

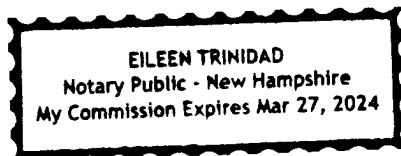
Print Witness

Name Jessica Horroby  
Address 500 Lafayette Rd Portsmouth NH 03801

STATE OF NEW HAMPSHIRE  
COUNTY OF Rockingham

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, by means of ☒ physical presence or ☐ online notarization, ANN W. COTTER, Joshua Sackier, and Jessica Horroby, known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

May <sup>ET</sup> 29, 2020 WITNESS my hand and official seal in the County and State last aforesaid this <sup>29<sup>th</sup></sup> 5 <sup>ET</sup> day of



Eileen Trinidad  
Notary Public  
State of New Hampshire