

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 #33392100014000000072.0

## ENHANCED LIFE ESTATE DEED

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

THIS DEED made the 17<sup>th</sup> day of October, 2022, by DARREN D. MINGEAR and JILL C. MINGEAR, his wife, of 4640 Maxwell Place SW, Vero Beach, Florida 32968, hereinafter called the Grantor, to DARREN D. MINGEAR and JILL C. MINGEAR, his wife, of 4640 Maxwell Place SW, Vero Beach, Florida 32968, a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, re-convey the property to said life tenant, to change the remainderman, 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 sons, JACOB MINGEAR, a single man, of 2025 E Jemez Road, #321, Los Alamos, NM 87544, and SAMUEL MINGEAR, a married man, of 5966 Pavilion Drive, Jacksonville, Florida 32258, as tenants in common, as Grantee. DARREN D. MINGEAR and JILL C. MINGEAR further reserve unto themselves 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 72 of LEGENDS LAKES P.D. PHASE II, according to the Plat thereof as recorded in Plat book 18, Page(s) 3 through 7, of the Public Records of Indian River County, Florida.**

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

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

This property constitutes the Homestead of the Grantor.

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:

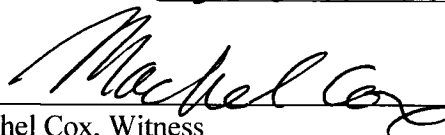


DARREN D. MINGEAR

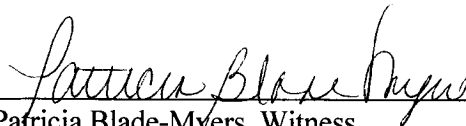


JILL C. MINGEAR

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 October 17, 2022.



Rachel Cox, Witness  
Vero Beach, FL

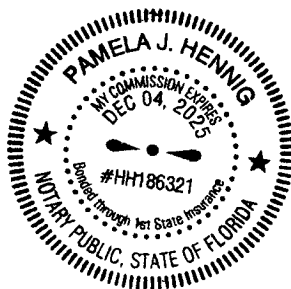
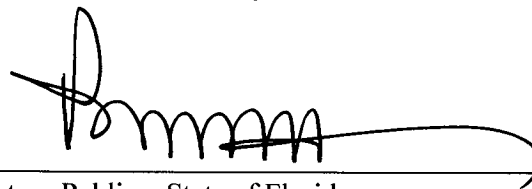


Patricia Blade-Myers, Witness  
Vero Beach, FL

# STATE OF FLORIDA

## COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on October 17, 2022, by DARREN D. MINGEAR, who is personally known to me or has produced FL Driver License as identification and, by JILL C. MINGEAR who is personally known to me or has produced FL Driver License as identification.

Notary Public – State of Florida