

Prepared by and when recorded return to

Conforti & Hennig  
Attorneys at Law  
2770 Indian River Blvd , Suite 316  
Vero Beach, Florida 32960-4297

Parcel ID # 32-39-32-00019-0000-00033 1

### ENHANCED LIFE ESTATE DEED

THIS DEED made the 25<sup>th</sup> day of July, 2023, by ELAINE BLACK, a single-woman, of 6390 Oxford Circle, #101A, Vero Beach, Florida 32966, hereinafter called the Grantor, to ELAINE BLACK, a single woman, of 6390 Oxford Circle, #101A, Vero Beach, Florida 32966, 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 LAURALEE S MCKAY as Trustee of the ELISA D BLACK SUPPLEMENTAL NEEDS TRUST dated July 25, 2023, 220 53<sup>rd</sup> Court SW, Vero Beach, Florida 32968, as Grantee ELAINE BLACK 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 33A, Woodfield P D , Phase 4, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 61 through 63, inclusive, or 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 DOES constitute the Homestead of the Grantor

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF TITLE EXAMINATION THE PREPARER DOES NOT GUARANTEE THE MARKETABILITY OF TITLE OR THE ACCURACY OF DESCRIPTION BY THE DELIVERY (BY GRANTOR) AND ACCEPTANCE (BY GRANTEE) OF THIS DEED, THE GRANTOR AND GRANTEE AGREE TO INDEMNIFY AND HOLD HARMLESS THE PREPARER OF THIS DEED FROM ANY AND ALL LIABILITY ARISING BY REASON OF MATTERS WHICH WOULD HAVE BEEN REVEALED BY A SEARCH OF THE PUBLIC RECORDS

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

Elaine Black  
ELAINE BLACK

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 July 25, 2023

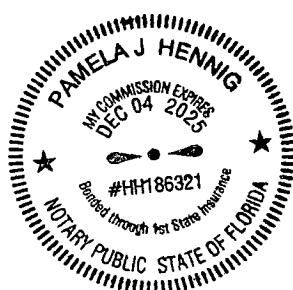
Rachel Cox  
Rachel Cox  
Vero Beach, FL

Patricia Blade-Myers  
Patricia Blade-Myers  
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 this 25th day of July, 2023, by ELAINE BLACK who is personally known to me or has produced FL Driver License as identification



Romana  
Notary Public – State of Florida