

Prepared by and when recorded return to:

Pamela J. Hennig, Esq.
Conforti & Hennig
2770 Indian River Blvd., Suite 316
Vero Beach, Florida 32960-4297

Parcel ID # 32-39-16-00007-0000-00261.0

ENHANCED LIFE ESTATE DEED

THIS DEED made the 12th day of January, 2024, by JOSEPH MARCHANTE, an unmarried man, of 5518 43rd Court, Vero Beach, Florida 32967, hereinafter called the Grantor, to JOSEPH MARCHANTE, an unmarried man, of 5518 43rd Court, 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, 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 daughters, DEBORAH ESCHBACH, a single woman, of 7296 East Village Square, Vero Beach, Florida 32960, and KATHERINE FUENTES, a married woman, of 47 S. Bethany Bend Circle, The Woodlands, Texas 77382 as tenants in common, as Grantee. JOSEPH MARCHANTE further reserves unto himself 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 261, VEROLAGO PHASE 5, according to the plat thereof, as recorded in Plat Book 20, Page(s) 44 through 49, 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 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:

Joseph Marchante
JOSEPH MARCHANTE

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 January 12, 2024.

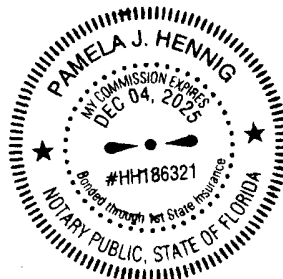
Rachel Cox
Rachel Cox
2770 Indian River Blvd., Ste. 316, Vero Beach, FL 32960

Patricia Blade-Myers
Patricia Blade-Myers
2770 Indian River Blvd., Ste. 316, Vero Beach, FL 32960

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of January, 2024, by JOSEPH MARCHANTE, who is personally known to me or has produced FL Driver License as identification.



Pamela J. Hennig
Notary Public – State of Florida
Notary's Printed Name: Pamela J. Hennig