

This instrument prepared by and return to
Jennifer D. Peshke, Esq.
Law Offices of Jennifer D. Peshke, P.A.
956 20th Street
Vero Beach, FL 32960

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 16th day of February, 2024, by and between SANDRA WEBSTER, a single woman, whose address is 6155 S. Mirrow Lake Dr. #101, Sebastian, FL 32958 ("Grantor"), Jena Leigh Rowe, whose address is 745 Wentworth Street, Sebastian, Florida 32958 and Abbie Marie Webster, whose address is 6155 S. Mirror Lake Dr. #101, Sebastian, FL 32958, in equal shares, ("Grantee Beneficiary")

WITNESSETH that said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee Beneficiary, the receipt whereof is hereby acknowledged, does transfer and convey the following described property to the Grantee Beneficiary, effective on the Grantor's death:

Condominium Unit 101, of REFLECTIONS ON THE RIVER #III, together
With an undivided interest in the common elements, according to the
Declaration of Condominium thereof recorded in Official Record Book 708,
Page 2638, as amended from time to time, of the Public Records of Indian
River County, Florida.
Together with Parking Space #101.

Parcel ID: 31391700004003000101.0

*****The Grantor reserves a life estate for herself during the Grantor's lifetime coupled with an unrestricted power to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, in fee simple, with or without consideration, without joinder of the Grantee Beneficiary, and with full power and authority to retain any and all proceeds generated thereby from the conveyance.

THIS INSTRUMENT HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE PROPERTY

IN WITNESS WHEREOF, Grantor has executed this deed on the date first above written.

Executed in the presence of:

Witness

Printed Name: Tracy B. ALES
Address: 956 20th Street
Vero Beach, FL 32960

Witness

Printed Name: Michelle Richards
Address: 956 20th St.
Vero Beach FL 32960

Sandra Webster

STATE OF: FLORIDA
COUNTY OF: INDIAN RIVER

The foregoing instrument was sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of February, 2024, by Sandra Webster, who is personally known to me ☐ or ~~who~~ who has produced Driver's License as identification.

(NOTARY SEAL)

Michelle Richards
Notary Public,
Printed Name: Michelle Richards
My Commission Expires:



MICHELLE RICHARDS
Commission # HH 185788
Expires October 13, 2025
Bonded Thru Budget Notary Services