

Prepared by and return to
Arthur Harris Jr
1110 11th St SW
Vero Beach FL 32962
772-501-2311
Will Call No
Parcel Identification No **33392500006004000015 0**

(Space Above This Line for Recording Data)

Enhanced Life Estate Deed

This Indenture made the 28th day of February 2024, between **Arthur Harris Jr**, an unmarried man, whose post office address is **1110 11th Street SW, Vero Beach, FL 32962** of the County of **Indian River**, State of **Florida**, grantor*, and **Adrienne Louise Harris**, whose for the purpose of this deed, is **1110 11th Street, Vero Beach, FL 32960** of the County of Indian River, State of Florida, Remaindermen/grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (10 00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit

Legal Description

From the Southeast corner of the West 10 acres of the East 20 acres of Tract 4 Section 25 Township 33 South Range 39 East as same is indicated on the last general plat of lands of the Indian River Farms Company recorded in the office of the Clerk of Circuit Court of St Lucie County Florida in Plat Book 2 Page 25 run West 220 feet to point of beginning from said point of beginning run North 100 feet thence run West 70 feet thence run South 100 feet thence run East 70 feet to the point of beginning said land situate lying and being in Indian River County Florida

Physical Address **1110 11th Street SW, Vero Beach, FL 32962**

Parcel Identification # **33392500006004000015 0**

GRANTOR RETAINING FOR HIMSELF A LIFE ESTATE, without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration and without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom Further, the Grantor reserves the right to change remaindermen at any time without the consent of the remaindermen

Upon death of the life tenant, title shall be in **Adrienne Louise Harris** in fee simple

No title search has been conducted in conjunction with the deed

Subject to taxes for 2024 and subsequent years, covenants, conditions, restrictions, easements, reservation and limitations of record, if any

* "Grantor" and "Grantee" are used for singular or plural, as context requires

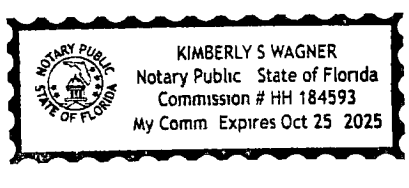
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first written

Signed, sealed and delivered in our presence *32960*

2200 20st Vero Beach FL
Witness Name *Aliah Melton 32960* Grantor Name *Arthur J Harris Jr*

UHO
Witness Name *Teri Messberger 20st Vero Beach 32960*

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
The forgoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 28th day of February, 2024 by Arthur J Harris Jr who is personally known to me or has produced a Driver's License as identification

[Seal] 

Signature *[Signature]*
Notary Public State of Florida
Printed Name
Notary Commission Expires