

Prepared by and return to:
Lulich & Attorneys, P.A.
1069 Main Street
Sebastian, FL 32958
772-589-5500

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Warranty Deed **(Enhanced Life Estate)**

This Warranty Deed made this 18th day of March, 2024, by and between **Lillian Blatt, a widowed woman**, whose post office address **465 Stoney Brook Farm Court, Vero Beach, Florida 32968**, (hereinafter "Grantor"), and **Lillian Blatt, a widowed woman**, whose post office address **465 Stoney Brook Farm Court, Vero Beach, Florida 32968**, as to a **Life Estate** and upon the death of the life tenant, the remainder, if any, to, **Brad Wurtzburg, 4107 Manor Forest Trail, Boynton Beach, Florida, 33436** (hereinafter "Grantee").

(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, trusts and trustees)

Enhanced Life Estate: The "Life Estate" created herein is without liability for waste, and with full power and authority in the life tenants to sell, gift, convey, mortgage, lease, divest any remainderman of their remainder interest, 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.

Homestead: The "Life Tenant" have retained all rights with respect to the property, including the full and absolute beneficial enjoyment of the property during their lifetime, and thus entitling the real property to homestead status. Furthermore, the terms of the Trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011, thereby entitling any real property transferred to the Trust to homestead status.

Witnesseth, that said Grantor, for and in consideration of the sum of **TEN DOLLARS AND NO CENTS (\$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 Grantees' heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lot 95, Stoney Brook Farm, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 41 through 44, inclusive, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33381400002000000095.0

Address: 465 Stoney Brook Farm Court, Vero Beach, Florida 32968

This Deed was prepared for estate planning purposes, without benefit of a title search and no warranty as to status of title or otherwise is made by preparer.

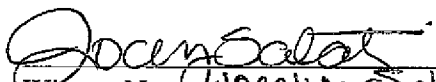
To Have and to Hold, the same in fee simple forever.

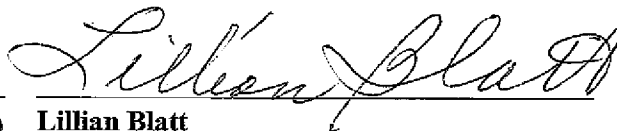
Prepared by and return to:

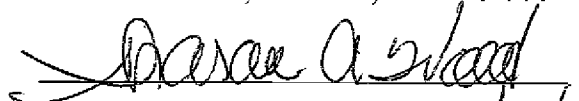
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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

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

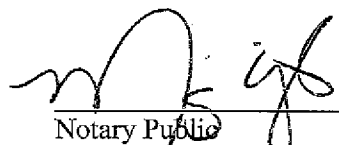

 Witness Name: Jocelyn Sabatino
 1069 Main Street, Sebastian, Florida 32958


Lillian Blatt


 Witness Name: Sharon A. Wood
 1069 Main Street, Sebastian, Florida 32958

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

The foregoing instrument was SWORN AND SUBSCRIBED before me, by means of X physical presence or _____ online notarization, this 1st day of March, 2024, by **Lillian Blatt**, _____ who is personally known to me or X who have produced a driver's license as identification and who did not take an oath.


 Notary Public
 My Commission Expires: 05-07-2027

