

3

ENHANCED LIFE ESTATE DEED

This Instrument Prepared by/Return to:
John Joseph McHugh, Jr., Esquire
1555 Indian River Blvd., Suite 125
Vero Beach, Florida 32960

Property Appraisers Parcel
Identification Number #31-39-26-00020-0000-00016.0

THIS DEED Made this 16th day of April, 2024, by

ALICE McKENNA, an unmarried woman,

hereinafter called the Grantor, to

ALICE McKENNA, an unmarried woman, as to a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, 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 Jill E. Pilgrim, Scott L. Braley and Eric B. Braley each as to an undivided 1/3 interest as tenants-in-common, whose address is c/o 1517 Orchid Drive, Vero Beach, FL 32963, hereinafter referred to as the Grantees,

ALICE McKENNA further reserves unto herself the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantees 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Lot 16 of SEA OAKS RIVER HOMES UNIT II, according to the Plat thereof as recorded in Plat Book 12, Page(s) 65 and 65A, of the Public Records of Indian River County, Florida.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

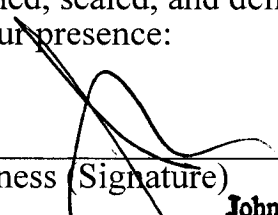
TOGETHER with all of the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

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, the said grantor has signed and sealed these presents the day and year first above written.

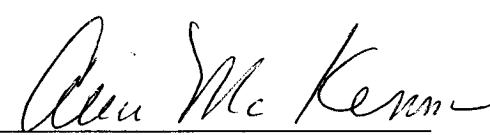
Signed, sealed, and delivered in our presence:



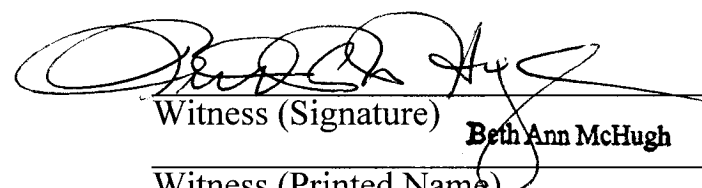
Witness (Signature) **John J. McHugh, Jr.**

Witness (Printed Name)
1555 Indian River Blvd., Suite 125

Vero Beach, FL 32960



ALICE McKENNA
1517 Orchid Drive
Vero Beach, FL 32963



Witness (Signature) **Beth Ann McHugh**

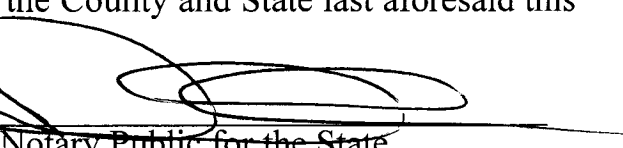
Witness (Printed Name)
1555 Indian River Blvd., Suite 125

Vero Beach, FL 32960

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, by means of (☒) physical presence or (☐) online notarization, physically appeared ALICE McKENNA, who (☐) is personally known or (☒) has produced Driver's License as identification, to me known to be the person described in and who executed the foregoing instrument and she physically acknowledged before me that she executed the same.

16th WITNESS my hand and official seal in the County and State last aforesaid this day of April, 2024.



Notary Public for the State
of Florida at Large

My Commission Expires:
[NOTARY SEAL]

