

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

[Space Above This Line For Recording Data]

**Warranty Deed**  
**(Enhanced Life Estate)**

This Warranty Deed executed this 01st day of May, 2024, by first party, Grantor(s), **Christopher T. Nolan and Nancy M. Nolan, Husband and Wife**, whose post office address is **76 Joy Haven Drive, Sebastian, FL 32958**, to second party, Grantee(s), **Christopher T. Nolan and Nancy M. Nolan, Husband and Wife**, whose post office address is **76 Joy Haven Drive, Sebastian, FL 32958**, as to a Life Estate and upon the death of the life tenant(s), the remainder, if any, to **Christopher T. Nolan, Jr., a single man**, whose post office address is **882 Salem Avenue, Sebastian, FL 32958** and **Karen M. Coluccio, a single woman**, whose post office address is **711 Hyacinth Circle, Sebastian, FL 32976**.

(Wherever used herein the terms "Grantor" and "Grantees" 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.

Witnesseth, that the said first party, for the sum of \$10.00, and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in **Indian River County, Florida**:

**Lot 18, Block 460, Sebastian Highlands, Unit 17, according to the Plat thereof, as recorded in Plat Book 8, Page 46, of the Public Records of Indian River County, Florida.**

**Parcel Identification Number: 31391900001460000018.0**

**Property Address: 76 Joy Haven Drive, Sebastian, FL 32958**

By executing or joining this deed, I intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me.

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

And the Grantors hereby covenants with said Grantees that the Grantors is lawfully seized of said land in fee simple; that the Grantors has good right and lawful authority to sell and convey said land; that the Grantors 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.

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

Michelle

Christopher T. Nolan  
Christopher T. Nolan

Witness Name: Michelle Fekete

1069 Main St., Sebastian FL 32958

Witness Name: [Signature]

Michelle Trevino

1069 Main St., Sebastian, FL 32958

Michelle

Nancy M. Nolan  
Nancy M. Nolan

Witness Name: Michelle Fekete

1069 Main St., Sebastian, FL 32958

Witness Name: [Signature]

Michelle Trevino

1069 Main St. Sebastian, FL 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 01 day of May, 2024, by **Christopher T. Nolan and Nancy M. Nolan, Husband and Wife**,      who is personally known to me or X who has produced a driver's license as identification and who did not take an oath.

[Signature]

Notary Public

My Commission Expires

05-07-2027

