

**Enhanced Life Estate Deed  
Lady Bird Deed**

**This Deed, made this 4th day of June, 2024, between Grantor: Steven B. Glaser, a single man 2561 Stockbridge Square Southwest Vero Beach, FL 32962 Grantee/Beneficiary: Julie Bess King, a single woman 2561 Stockbridge Square Southwest Vero Beach, FL 32962**

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee/Beneficiary, the following described real property situate in the County of Indian River, State of Florida, to-wit:

**Legal Description:**

**Lot 48, BRADFORD PLACE, according to the Plat thereof as recorded in Plat Book 21, Page(s) 28-33, of the Public Records of Indian River County, Florida.**

**Parcel Identification Number: 33-39-23-00015-0000-00048/0**

**SUBJECT TO** taxes and liens of record as of 2024.

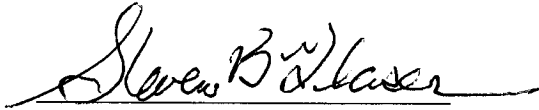
**TO HAVE AND TO HOLD** the same, with all the appurtenances thereunto belonging, to the said Grantee/Beneficiary, and to their heirs and assigns forever.

However, the Grantor reserves unto themselves a life estate in the property, with full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property without the joinder or consent of the Grantee/Beneficiary herein, and to retain any and all proceeds therefrom, without being required to hold same for the benefit of the Grantee/Beneficiary. Upon the death of the last surviving Grantor, the life estate shall cease and terminate, and title shall vest immediately in the Grantee/Beneficiary.

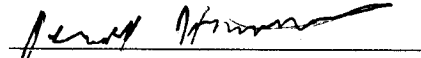
This deed is intended to be an Enhanced Life Estate Deed and is specifically designed to avoid probate. It is further intended that this deed complies with the requirements of the Medicaid program, such that the conveyance of the remainder interest shall not be considered a transfer of assets for Medicaid eligibility purposes.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:



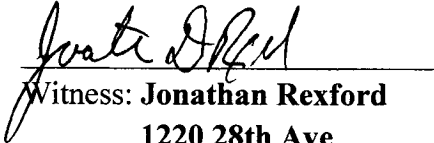
Grantor: **Steven B. Glaser**



Witness: **Jerald Horensten**

**98 52nd Square**

**Vero Beach, 32968**



Witness: **Jonathan Rexford**

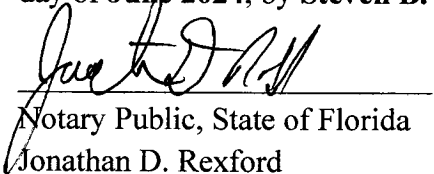
**1220 28th Ave**

**Vero Beach, Florida 32960**

State of Florida

County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence this **4th** day of **June 2024**, by **Steven B. Glaser**, who is personally known to me.



Notary Public, State of Florida

Jonathan D. Rexford

My Commission Expires: 04/19/2028

