

Prepared by and return to:

Evan M. Rosen, Esq.

Law Offices of Evan M. Rosen, P.A.

2719 Hollywood Boulevard, B-224

Hollywood, FL 33020

(754) 400-5150

[Space Above This Line For Recording Data]

Enhanced Life Estate Deed

THIS DEED made this 19 day of November, 2024 between Beverly Hershey, a single woman, whose post office address is 6175 S Mirror Lake Drive, #205, Sebastian, FL 32958, of the County of Indian River, State of Florida, ("Grantor") and Jessica Ortiz, whose post office address is 5170 Central Sarasota Parkway, #211, Sarasota, 34238, of the County of Sarasota, State of Florida ("Grantee"). For good and valuable consideration, the receipt of which is acknowledged, Grantor hereby grants, bargains, sells, and conveys to Grantee, and Grantee's heirs and assigns forever, **but subject to the reservation of the enhanced life estate described below**, any and all right, title, interest, estate, lien, claim, equity and demand which Grantor may have in and to the real property in Indian River County, Florida, described as:

Apartment Unit No. 205 of Reflections on the River No. 1, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 674, Page(s) 1752, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

AKA 6175 S Mirror Lake Drive, #205, Sebastian, FL 32958

Parcel ID: 31391700004001000205.0


The above-described property is hereinafter referred to as "the Property." Grantor reserves a life estate in and to the Property, together with all rights to the exclusive possession and use of the Property and enjoyment of the rents and profits therefrom. Grantor further reserves the right, during Grantor's lifetime, to sell, convey, alienate, lease, encumber, and otherwise manage and dispose of, in whole or in part, the Property, or any interest therein, at any time and from time to time, whether by gift, sale, or otherwise, as Grantor, in her sole and absolute discretion, shall deem appropriate, with or without consideration, without joinder by remainder-persons, and to retain absolutely any and all proceeds derived therefrom and to thereby terminate all or any part of the interests of Grantee, except that no right is reserved to dispose of the Property by devise upon the death of Grantor. Grantor shall have no liability for waste. Grantor further reserves the right to cancel this deed in whole or in part by a subsequent conveyance of title to the Property, or any interest therein (including, but not limited to, a conveyance of the Property from Grantor to Grantor), which will divest Grantee of any and all rights that Grantee may possess under this deed or otherwise in or to the Property that are thereby conveyed by Grantor. Grantee shall nonetheless now hold and be vested with a remainder interest in and to the Property. Upon the death of Grantor, to the extent, if any, that the Property or any interest therein has not theretofore been conveyed or otherwise alienated or encumbered *inter vivos* by Grantor, all remaining right, title, and interest of Grantor in and to the Property shall then fully vest in Grantee, in fee simple, subject to such liens and other outstanding interests as may then legally exist or be enforceable.

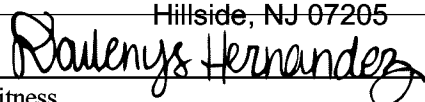
Note: Grantor and Grantee acknowledge no title search or municipal lien searches were performed and no association estoppel was obtained prior to preparing this document. The parties understand those processes would be best but elect to voluntarily proceed. They also voluntarily elect not to obtain title insurance after being made aware of the risks involved in not doing so. Grantor and Grantee further acknowledge that no tax advice was sought or rendered by anyone at the Law Offices of Evan M. Rosen, P.A. The sole service provided herein was the preparation of this deed

as per the Grantor's and Grantee's specific instructions. Acceptance of delivery of this instrument shall be considered acknowledgment as to the Grantor and Grantee. Further, the preparer of this document relied only on information provided by Grantor and Grantee and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion of title or advice on the tax, legal, or non-legal consequences that may arise as a result of the conveyance. Nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

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

Signed, sealed and delivered in our presence:


 Witness
 Printed name: Patricia McConnell
 Address: 513 Purce St
Hillside, NJ 07205


 Witness
 Printed name: Dailenys Hernandez
 Address: 1041 N 74th Terrace
Hollywood, FL 33024

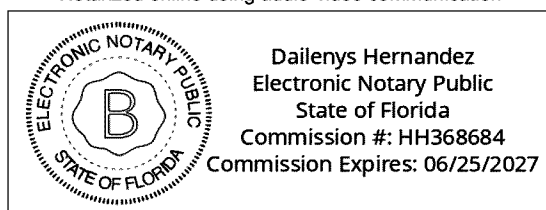

 Beverly Hershey

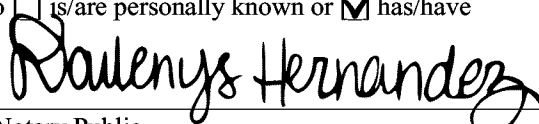
State of Florida
 County of Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 19 day of November, 2024 by Beverly Hershey who ☐ is/are personally known or ☒ has/have produced a drivers' licenses as identification.

[Seal]

Notarized online using audio-video communication




 Notary Public
 Print Name: Dailenys Hernandez
 My Commission Expires: 06/25/2027