

This Instrument Prepared By:
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PELAEZ MAAS LAW, PLLC
44 N.E. 16th Street
Homestead, Florida 33030

NOTE TO CLERK, DEPARTMENT OF REVENUE AUDITORS, PROPERTY TAX APPRAISER, and TAX COLLECTOR: This deed is exempt from deed documentary tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.155, FS 193.1554, and AGO 2001-31 (April 26, 2001).

ENHANCED LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS:

This Indenture made this 30th day of May, 2025, between **VALDO STRENTA and JEAN STRENTA, husband and wife**, herein called Grantor, whose address is 4777 Four Lakes Circle SW, Vero Beach, Florida 32968, for and in consideration of TEN DOLLARS (\$10.00) and Other Good & Valuable Consideration, to them in hand paid, has remised, released and quit claimed, and by these presents does remise, release and quit claim unto **VALDO STRENTA and JEAN STRENTA, husband and wife, (individually, each a “Life Tenant” and collectively, the “Life Tenants”)**, each as to a life estate without any liability for waste, and with full power and authority in the Life Tenants 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 identified herein, and with full power and authority to retain any and all proceeds generated thereby, and with full power to cancel this deed or to change the remainderman identified herein at any time without the requirement of reconveyance by the remainderman, and the remainder interest vesting only upon death of both Life Tenants to **TREVOR JAMES STRENTA**, herein called Grantee, whose address is: 4777 Four Lakes Circle SW, Vero Beach, Florida 32968, his heirs and assigns, all of the right, title, interest, claim and demand, which the said First Party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of **Indian River**, State of Florida:

Lot 16, 4 LAKES SUBDIVISION, according to the plat thereof, as recorded in Plat Book 22, Pages 10 through 12, of the Public Records of Indian River County, Florida.

Parcel Identification No.: 33-39-28-00012-0000-00016.0

Subject to all laws and ordinances, and subject to taxes for the year 2025 and subsequent years.

This deed has been prepared without the benefit of a title search pursuant to the instruction of the parties, and therefore, no opinion of title is given.

