

**INSTRUMENT PREPARED BY:** )  
Dwight Adrian Davis )  
7531 Via Luria )  
Lake Worth, Fl. 33467 )

**RETURN INSTRUMENT TO:** )  
Dwight Adrian Davis )  
7531 Via Luria )  
Lake Worth, Fl. 33467 )

) Above This Line Reserved for Official Use Only

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**QUITCLAIM DEED**  
(Enhanced Life Estate Deed)

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FOR AND IN CONSIDERATION OF love and affection for the Remainder Beneficiaries described herein and no other consideration, Dwight Adrian Davis and Charmaine Rosemarie Davis, husband and wife, with an address of 7531 Via Luria, Lake Worth, Florida 33467(collectively, the "Grantors"), hereby remise, release, and quitclaim unto Dwight Adrian Davis and Charmaine Rosemarie Davis, with an address of 7531 Via Luria, Lake Worth, Florida 33467 (collectively, the "Life Tenants"), for their lives, without any liability for waste, and with full power and authority in such Life Tenants to divest or change Remainder Beneficiaries, to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Remainder Beneficiaries (as defined below), and with full power and authority to retain any and all proceeds generated thereby, and on the death of the last Life Tenant, the remainder, if any, to Nadira Imani Davis, an unmarried woman, with an address of 7531 Via Luria, Lake Worth, Florida 33467 and Amare Kasim Davis, an unmarried man, with an address of 7531 Via Luria, Lake Worth, Florida 33467 and Malika Folami Stewart, an unmarried woman, with an address of 7531 Via Luria, Lake Worth, Florida 33467, as joint tenants with right of survivorship (collectively, the "Remainder Beneficiaries"), all of Grantors' right, title, interest, and claim in or to the real property located in Flagler County, Florida, described as follows (the "Property"):

**BUNNELL 32110  
0001.06 ACRES FLAGLER ESTATES UR  
SUBDIVISION UNIT 4 TRACT 993 OR  
BOOK 112 PAGE 331 OR 1320 PG  
1880-1881-DC & ACM OR 1320 PG  
1882 OR 1334 PG 519**

**PARCEL I.D. NUMBER 2110282775000400993**

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Life Tenants for the natural lives of the Life Tenants, with the remainder, if any, in Remainder Beneficiaries and Remainder Beneficiaries' successors and assigns, forever.

The Property is not the homestead of Grantors. The purpose of this Quitclaim Deed is to create a life estate in the Life Tenants with the remainder in the Remainder Beneficiaries for estate planning purposes. There is no new consideration for this Quitclaim Deed.

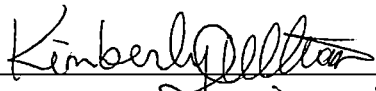
This conveyance is subject to the following:


1. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
3. All other presently recorded and validly existing instruments that affect the Property;
4. Taxes and assessments for the current year and all subsequent years; and
5. Zoning and other governmental regulations.


By signing this Quitclaim Deed, Grantors quitclaim whatever interest Grantors may have in the Property to the Life Tenants, with the remainder, if any, to the Remainder Beneficiaries. Neither Grantors nor Grantors' heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it in any capacity deriving from their status as Grantors.

Signed by the Grantors, Dwight Adrian Davis and Charmaine Rosemarie Davis, on August 11, 2021.

*Signed, sealed and delivered in our presence:*

  
 \_\_\_\_\_  
 Print Witness Name: Kimberly Williams

  
 \_\_\_\_\_  
 Dwight Adrian Davis

  
 \_\_\_\_\_  
 Print Witness Name: Brian Baldie

Signed, sealed and delivered in our presence:

K. Williams

Print Witness Name: Kimberly Williams

Charmaine  
Charmaine Rosemarie Davis

B. Baldie

Print Witness Name: Brian Baldie

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11<sup>th</sup> day of January, 2023, by Dwight Adrian Davis.

L. Hewett  
Notary Public - State of Florida  
(Print or Stamp Name, Commission # and Expiration below)

Personally Known OR  Produced Identification

Type of Identification produced: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11<sup>th</sup> day of January, 2023, by Charmaine Rosemarie Davis.

L. Hewett  
Notary Public - State of Florida  
(Print or Stamp Name, Commission # and Expiration below)

Personally Known OR  Produced Identification

Type of Identification produced: \_\_\_\_\_

