

This instrument prepared by
Michael R. Davis, Esq.
Eldredge and Davis, P.A.
21 Old Kings Rd. N, Ste. B-212
Palm Coast, Florida 32137

Property Appraiser's Parcel ID#: 07-11-31-7081-00170-0010

ENHANCED LIFE ESTATE DEED

The Grantor, **DEBORAH KROPF**, a single woman, whose address is 115 Blare Drive, Palm Coast, FL 32137 in consideration of \$1.00 and other valuable consideration received from the Grantees, hereby grant and convey to the Grantees, **CHRISTINE BEYER**, a single woman, whose mailing address is 243 Archer Road, Mahopac, NY 10541, and **ROBERT FRAUNDORFER**, a single man, whose mailing address is 1821 Dekalb Avenue, Ridgewood, NY 11385, as *joint tenants with right of survivorship*, all of the Grantor's right, title and interest in and to certain property located in Flagler County, Florida (the "Property"), but subject to the reservation of the Grantor's rights enumerated below. The Property is more particularly, described as follows:

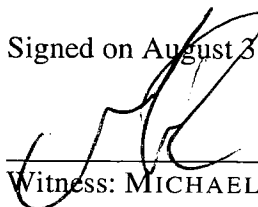
Address: 115 Blare Drive, Palm Coast, Florida 32137
Legal Description: Lot 1, Block 17, Bernard Meadows, Section 81, Palm Coast, as recorded in Plat Book 23, pages 29 through 40 of the Public Records of Flagler County, Florida.
Parcel: 07-11-31-7081-00170-0010


The Grantor reserves to herself, as Life Tenant, an *enhanced* life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to herself the following rights, exercisable without the joinder of the remainder beneficiaries and with or without consideration: *to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance*, as the Life Tenant, in her sole discretion decides; to terminate the interest of the Grantees by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to herself or to anyone else.

The Grantor warrants that the property is free of all unrecorded encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property is vested in the Grantor.

GRANTOR WARRANTS THIS IS HOMESTEAD PROPERTY

Signed on August 3, 2023 in the presence of:

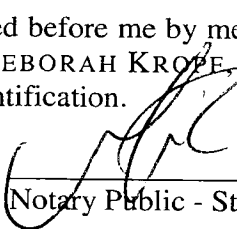

Witness: MICHAEL R. DAVIS


DEBORAH KROPF


Witness: GABRIELLA FORAN

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on August 3, 2023, by DEBORAH KROPF, who is personally known to me or has produced _____ as identification.


Notary Public - State of Florida

