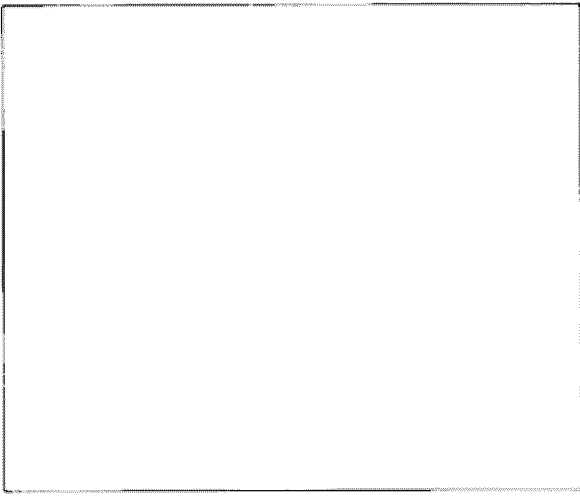


PREPARED BY AND RECORD & RETURN TO:

Jennifer Akin, Esq.
J. Akin Law
6045 A1A S.
St. Augustine, FL 32080

Preparer has not examined the title to the property described herein; no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.



PARCEL ID#: 15-11-31-2970-0000-1590

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, Executed on December 20, 2023, **ANN G. DELUCIA, a widowed woman**, whose address is **48 N. Park Circle, Palm Coast, Florida 32137** hereinafter call **GRANTORS**, reserving a **Life Estate**, without any liability for waste, and with full power and authority in said life tenant 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 remaindermen, and with full power and authority to retain absolutely any and all proceeds derived therefrom. Upon the death of the surviving Grantor, as the life tenant, the remainder, if any to **JOANNA M. DELUCIA, CHRISTOPHER J. DELUCIA, AND MATTHEW J. DELUCIA** hereinafter called **GRANTEES**.

WITNESSETH: That said Grantor, for and in consideration of LOVE and AFFECTION, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Flagler County, Florida, to-wit:

LOT 159, GRAND HAVEN NORTH PHASE I, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 21, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Appraiser's Parcel ID# 15-11-31-2970-0000-1590
PHYSICAL ADDRESS: 48 N. Park Circle, Palm Coast, Florida 32137

Subject to the following: Taxes for the year 2023 and subsequent years. Restrictions, Covenants, Easements, Dedications, Reservations, Resolutions. Conditions, and Declarations, of record.

THIS CONVEYANCE IS FOR ESTATE PLANNING PURPOSES. GRANTOR AND GRANTEES ARE RELATED BY BLOOD OR MARRIAGE.

WHEREVER used in this Deed, the terms "Grantor" and "Grantees" include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals the day and year first above written.

Signed and sealed in our presence:

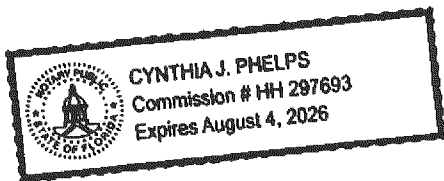
Ann G. Delucia
ANN G. DELUCIA
"Grantor"

Jennifer Akin
Signature of Witness:
Print Name: Jennifer Akin
6045 A1A South
St. Augustine, Florida 32080

Cynthia J. Phelps
Signature of Witness:
Print Name: Cynthia J. Phelps
6045 A1A South
St. Augustine, Florida 32080

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

The foregoing Enhanced Life Estate Deed was acknowledged before me this 20th day of December 2023, by means of physical presence or online notarization by ANN G. DELUCIA () who is personally known to me OR who has produced F2DL as identification.



Cynthia J. Phelps
Notary Public, State of Florida
Notary's Printed Name: Cynthia J. Phelps
My Commission Expires: August 4 - 2026