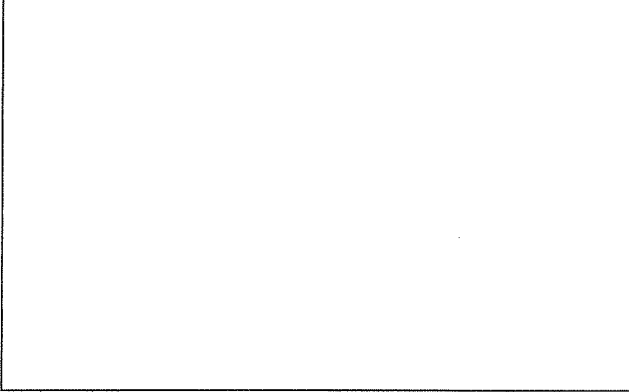


**Prepared by and when recorded return to:**

Trisha L. Dellinger, Esquire  
Pyle, Dellinger & Naylor, PLLC  
1655 N. Clyde Morris Blvd., Suite 1  
Daytona Beach, Florida 32117

**Property Appraiser's Parcel Identification**  
No. 38-12-31-5445-00000-0120



(Space above this line reserved for recording office use only)

**WARRANTY DEED RESERVING ENHANCED LIFE ESTATE**

**THIS INDENTURE** is made on May 21, 2024, between:

Grantors: ANTHONY L. CANTWELL and BRENDA L. CANTWELL, husband and wife  
Address: 112 Bulow Cove, Flagler Beach, Florida 32136

and

Life Tenants: ANTHONY L. CANTWELL and BRENDA L. CANTWELL, husband and wife  
Address: 112 Bulow Cove, Flagler Beach, Florida 32136

Life Tenants shall have a life estate for so long as both of them may live, without any liability for waste, and with full power and authority in Life Tenants to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remainderman named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the last to die of the Life Tenants, title shall immediately vest in:

Grantee: TRUSTEE OF THE BRENDA L. CANTWELL REVOCABLE TRUST  
DATED JANUARY 27, 2012  
Address: 112 Bulow Cove, Flagler Beach, Florida 32136

**WITNESSETH**, that Grantors, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY to Grantee, subject to the life estate reserved to the Life Tenants, the following described property:

Lot 12, Seaside Landing, according to the plat thereof recorded in Plat Book 38, Pages 40 through 44, of the Public Records of Flagler County, Florida.

This deed was prepared without the benefit of title examination or opinion.

**TO HAVE AND TO HOLD**, the Subject Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

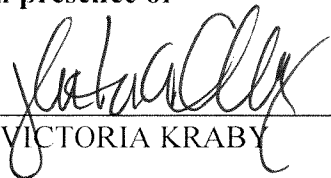
The conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Flagler County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantors do hereby bind Grantors and Grantors' heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Life Tenants shall have the full power and authority, without the joinder or consent of the Grantee or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantee by a further conveyance, which may eliminate any and all rights that the Grantee may possess under this deed, including a conveyance back to Grantors, at which time Grantors may designate one or more different Grantee. The Grantee shall have no right, power, or authority to assign, transfer, encumber, or otherwise dispose of the Subject Property or any part thereof until the death of both Life Tenants. No interest in the Subject Property shall be subject in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the Grantee.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed Reserving Enhanced Life Estate on the day and year first above written.

**Signed, Sealed and Delivered  
in presence of**

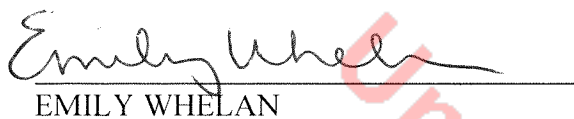
  
\_\_\_\_\_

VICTORIA KRABY

1655 N. Clyde Morris Blvd., Suite 1  
Daytona Beach, FL 32117

  
\_\_\_\_\_

ANTHONY L. CANTWELL

  
\_\_\_\_\_

EMILY WHELAN

1655 N. Clyde Morris Blvd., Suite 1  
Daytona Beach, FL 32117

  
\_\_\_\_\_

BRENDA L. CANTWELL

STATE OF FLORIDA

§  
§  
§

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, the undersigned authority, by means of  physical presence or  online notarization, by ANTHONY L. CANTWELL, who produced a driver's license issued by Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by BRENDA L. CANTWELL, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on May 21, 2024.

  
\_\_\_\_\_

Notary Public

