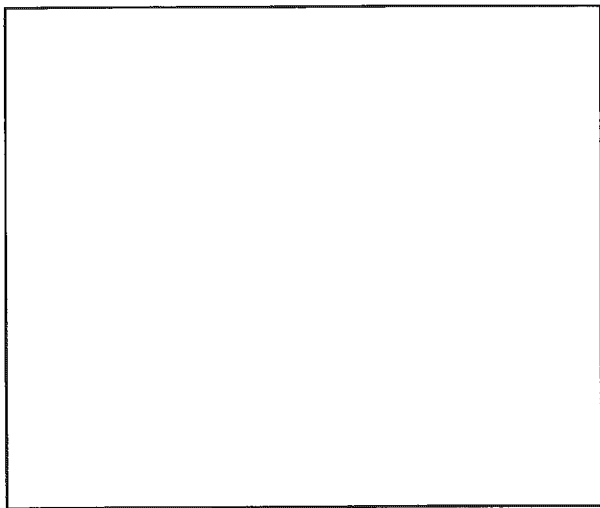


PREPARED BY AND RECORD & RETURN TO:

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#: 22-11-31-5902-00000-0340

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, Executed on November 6, 2024, **DANIEL ERNEST CANTU**, a single man, whose address is **14 Egret Drive, Palm Coast, Florida 32137** hereinafter call GRANTOR, 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 **DANIEL FRANCIS CANTU** hereinafter called GRANTEE.

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 Grantee, and Grantee' heirs, successors and assigns forever, the following described land, situate, lying and being in Flagler County, Florida, to-wit:

LOT 34, VILLAGE H-1 AT GRAND HAVEN, ACCORIDNG TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 23 THROUGH 26, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

**Property Appraiser's Parcel ID# 22-11-31-5902-00000-0340
PHYSICAL ADDRESS: 14 Egret Drive, Palm Coast, Florida 32137**

Subject to the following: Taxes for the year 2024 and subsequent years. Restrictions, Covenants, Easements, Dedications, Reservations, Resolutions, Conditions, and Declarations, of record.

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

WHEREVER used in this Deed, the terms "Grantors" and "Grantee" 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:

Daniel Cantu
DANIEL ERNEST CANTU
"Grantor"

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

Vicki Slaughter
Signature of Witness:
Print Name: *Vicki Slaughter*
Address: 6045 A1A S.
St. Augustine, Florida 32080

STATE OF FLORIDA)

COUNTY OF ST. JOHNS)

The foregoing Enhanced Life Estate Deed was acknowledged before me this November 6, 2024, by means of physical presence or online notarization by DANIEL ERNEST CANTU(who is personally known to me OR who has produced _____ as identification.

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

