

Return to:

Jerome Boucher

Susan McSweeney

60 Riverview Bend S, Unit 623
Palm Coast, FL 32137

This instrument Prepared by
Ann W. Rogers Esq.

Address:

6342 Cardinal Crest Drive
New Port Richey, FL 34655

Property Appraisers Parcel
Identification (Folio) Number(s):

THIS QUIT-CLAIM DEED ENHANCED LIFE ESTATE, executed this 3rd day of August, 2023, by Jerome Boucher and Susan McSweeney, whose post office address is 60 Riverview Bend S, Unit 623, Palm Coast, Florida 32137 hereinafter referred to as **Grantor**, to Jerome Boucher and Susan McSweeney as **joint tenants with full rights of survivorship**, whose post office address is 60 Riverview Bend S, Unit 623, Palm Coast, Florida 32137, hereinafter referred to as the **Life Estate Grantee** for a life estate on the **Life of Jerome Boucher and Susan McSweeney as joint tenants with full rights of survivorship**, with retained authority as set forth below and with the remainder as follows:
50% to Tara Boucher, a single woman, whose address is 310 Berry Street, Dayton, Kentucky 41074 and Jerome Boucher, a single man whose address is 1664 Wolfangel Road, Cincinnati, OH 45255 and
50% to Travis McSweeney, a single man, whose address is 1339 North Artesian Avenue, Unit 3, Chicago, IL 60622 and Jenna McSweeney Elliott, a married woman, whose address is 53 Carlson Court, Ponte Vedra, FL 32081 as the **Remainder Grantees**.

WITNESSETH, that the Grantor, for and in consideration of the sum of **Ten Dollars (\$10.00)**, and other good and valuable considerations, receipt, and sufficiency of which is hereby acknowledged, does hereby remise, release and quit-claim unto the **Life Estate Grantees** a life estate on the **Lives of Jerome Boucher and Susan McSweeney as joint tenants with full rights of survivorship** without any liability for waste, and with full power and authority in the **Life Estate Grantees** 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 **Remainder Grantees**, and with full power

and authority to retain any and all proceeds generated thereby without liability for claims or debts of the **Remainder Grantees**, and upon the death of both of the **Life Estate Grantees**, unto the **Remainder Grantee**, forever a remainder interest, if any, in all the right, title, interest, claim, and demand which **Grantors** have in and to the following described real property located in Palm Coast, Flagler County, Florida.

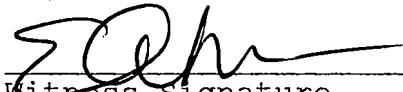
Unit 623 of Tidelands, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1313, page 1311 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

The remainder interest in this deed is unvested and is wholly contingent upon the death of the Life Estate Grantor. No interest has been conveyed to the Life Estate Grantee through this instrument until the death of the Life Estate Grantor.

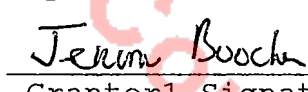
TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or anyway appertaining.

IN WITNESS WHEREOF, the **Grantor** has signed and sealed these presents on the day and year first above written.

Signed, sealed and delivered in the presence of:



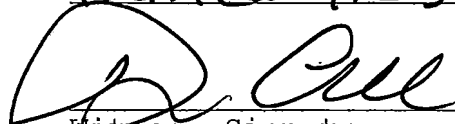
Witness Signature
(as to the Grantor1)



Grantor1 Signature

Printed Name Elizabeth Gibson
Address: 222 Palm Coast Pkwy
Palm Coast, FL 32137

Printed Name Jerome Boucher
60 Riverview Bend S, Unit 623
Palm Coast, FL 32137



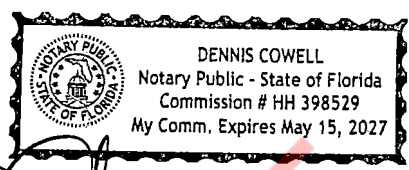
Witness Signature
(as to Grantor1)

Printed Name Dennis Cowell, Notary Public
Address: 200 Palm Coast Pkwy N.E.
Palm Coast, FL 32137

STATE OF FLORIDA
COUNTY OF FLAGLER

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jerome Boucher and to me known to be the person described in and who executed the foregoing Quit-Claim Deed Enhanced Life Estate and that he acknowledges before me that he executed the same of his own will and deed and physically appeared before me.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of May, 2025.



[Signature]
Notary Signature

[Signature]
Witness Signature
(as to the Grantor2)

[Signature]
Grantor2 Signature

Printed Name Elizabeth Gibson
Address: 222 Palm Coast Pkwy
Palm Coast, FL 32137

Printed Name Susan McSweeney
60 Riverview Bend S, Unit 623
Palm Coast, Florida 32137

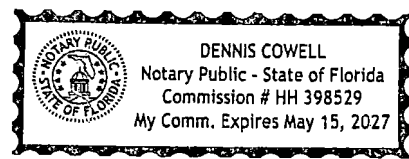
[Signature]
Witness Signature
(as to Grantor2)

Printed Name Dennis Cowell, Notary Public
Address: 222 Palm Coast Pkwy N.E.
Palm Coast, FL 32137

STATE OF FLORIDA
COUNTY OF FLAGLER

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Susan McSweeney to me known to be the person described in and who executed the foregoing Quit-Claim Deed Enhanced Life Estate and that she acknowledges before me that he executed the same of her own will and deed and physically appeared before me.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of May, 2025.



[Signature]
Notary Public