

Return to:

[RETURN TO NAME]

[RETURN TO STREET ADDRESS]

[RETURN TO CITY, STATE ZIP]

Prepared by:

[PREPARER NAME]

[PREPARER STREET ADDRESS]

[PREPARER CITY, STATE ZIP]

ENHANCED LIFE ESTATE DEED

For good and valuable considerations, [GRANTOR NAME], [MARITAL STATUS], with an address of [GRANTOR ADDRESS] (the "Grantor"), hereby transfers and conveys to [GRANTOR NAME], [MARITAL STATUS], with an address of [GRANTOR ADDRESS] (the "Life Tenant"), a life estate, without any liability for waste, and with full power and authority in the Life Tenant to sell, convey, mortgage, lease, gift, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Remainder Beneficiary (as defined below), and with full power and authority to retain all proceeds from any sale, mortgage, lease, or other disposition of the property, and with full power and authority to cancel or amend this deed, in whole or in part, by subsequent recorded instrument, and on the death of the Life Tenant, the remainder, if any, to [REMAINDER BENEFICIARY NAME], an individual, with an address of [REMAINDER BENEFICIARY ADDRESS] (the "Remainder Beneficiary"), all of the Grantor's right, title, interest, and claim in or to the following real property located in [COUNTY] County, Florida:

Legal Description: [LEGAL DESCRIPTION]

Parcel ID #: [PARCEL ID]

Property Address: [PROPERTY ADDRESS]

NO TITLE SEARCH PERFORMED. LEGAL DESCRIPTION PROVIDED BY THE GRANTOR.

[OPTIONAL - HOMESTEAD PROPERTY: The real property is the homestead of the Grantor as defined by the Constitution of the State of Florida and will remain the homestead of the Life Tenant.]

[OPTIONAL - JOINING SPOUSE, MARRIED GRANTOR WHO SOLELY OWNS HOMESTEAD PROPERTY: By executing or joining this deed, I intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me.]

This deed creates an enhanced life estate in the Life Tenant, with the remainder in the Remainder Beneficiary, for estate planning purposes.

Signed by Grantor, [GRANTOR NAME], this ____ day of _____, [YEAR].

Grantor

[GRANTOR NAME]

[SECOND SIGNATURE COLUMN - JOINING SPOUSE:

[SPOUSE NAME]

SPOUSE OF GRANTOR

Address: _____]

Witness

Signature

Printed Name

Address: _____

Witness

Signature

Printed Name

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing Enhanced Life Estate Deed was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, [YEAR], by [GRANTOR NAME], who is ☐ personally known to me or ☐ who produced _____ as identification.

[ALTERNATIVE - TWO SIGNERS, GRANTOR AND JOINING SPOUSE: The foregoing Enhanced Life Estate Deed was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, [YEAR], by [GRANTOR NAME] and [SPOUSE NAME], who are ☐ personally known to me or ☐ who produced _____ as identification.]

Seal:

Notary Signature

Printed Name

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