

This instrument prepared by:

Name: _____

Address: _____

Parcel ID#: _____

space above reserved for recording information

Enhanced Life Estate Deed

(Lady Bird Deed)

This deed, made this _____ day of _____, _____, by

_____ whose address is _____

hereinafter called the Grantor(s), to _____

whose address is _____,

hereinafter called the Grantee Beneficiary(ies).

For good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantor's death, all that certain land situated in St. Lucie County, Florida, to wit:

(Legal Description of Property)

The Grantor reserves a life estate for himself/herself during the Grantor's lifetime coupled with an unrestricted power to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance.

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

Signed, sealed and delivered in the presence of:

Witness 1 Signature as to First Grantor

Signature of Grantor

Witness 1 Printed Name

Printed Name of Grantor

Witness 1 Address

Post Office Address

Witness 2 Signature as to First Grantor

Witness 2 Printed Name

Witness 2 Address

Witness 1 Signature as to Second Grantor

Signature of Grantor

Witness 1 Printed Name

Printed Name of Grantor

Witness 1 Address

Post Office Address

Witness 2 Signature as to Second Grantor

Witness 2 Printed Name

Witness 2 Address

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, _____, by _____; who is personally known to me or has produced _____, as identification and who signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Notary Signature

Notary Seal

Notary Printed Name

Commission Number: _____

Commission Expiration: _____