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WARRANTY DEED  
("Lady Bird" Deed")  
(Enhanced Life Estate)

Prepared and Return To:

William R. Northcutt, P.A.  
2194 Highway A1A-Suite 306  
Indian Harbour Beach, FL 32937


Property Appraiser's I.D. No. 26-37-22-76-\*23

Grantor: **THOMAS C. LOPER**, an unmarried man without minor children.

THIS INDENTURE, made this 18<sup>th</sup> day of October 2022, BETWEEN **THOMAS C. LOPER**, an unmarried man without minor children, with full power and authority to protect, conserve, sell, lease, mortgage, and otherwise dispose of real property whose address is 469 St. Lucia Court, Satellite Beach, Florida 32937, Grantor, reserving to himself, **THOMAS C. LOPER**, an unmarried man without minor children, a life estate coupled with an unrestricted power to convey the premises during his lifetime. This power to convey includes the exclusive possession, use and enjoyment of the rents, profits of the property described herein, the power to sell, gift, mortgage, lease, lien and otherwise dispose of the property in whole or part, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease, lien, gift, or otherwise manage and dispose herein, in fee simple, with or without consideration, without joinder of the remaindermen/Grantees, including the power to divest the remaindermen/Grantees of their interest and to convey the remainder to a new person without joinder of the named remaindermen/Grantees and with full power and authority to retain any and all proceeds generated thereby. Grantees shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantees, **REBECCA L. LEFF of 3110 2<sup>nd</sup> Street, W St. Petersburg, FL 33706, ELIZEBETH L. STAMPER of 2085 S. A1A. #601, Indian Harbour Beach, FL 32937, LUCINDA L. KASSER of 5499 Hildreth Lane, Stockton, CA 95212, THOMAS LOPER II of 12800 Wrexham Road, Herndon, VA 20171, SCOTT LOPER of 11103 Clayridge Drive, Tampa FL 33635 and PETER LOPER of 469 St. Lucia Court, Satellite Beach, FL 32937.** This devise is subject to such liens and encumbrances existing at the time.

WITNESSETH:

That said Grantor, for and in consideration of the sum of love and affection, Ten Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has potentially granted, bargained and sold to the said Grantees, forever, the following described real property, situate, lying and being in Brevard County, Florida, to-wit:



Lot 23, THE MOORINGS, UNIT 2, according to the Plat thereof as recorded in Plat Book 24, Page 46, Public Records of Brevard County, Florida.

Also known as: 469 St. Lucia Court, Satellite Beach, FL 32937.

SUBJECT to taxes for the current year and subsequent years; restrictions, easements, and covenants of record, if any; and zoning rules and regulations.

Said property is the homestead of the Grantor under the Laws and Constitution of the State of Florida and shall remain so.

This is a potential transfer between a parent and his children for estate planning purposes.

And said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN NEITHER EXAMINED NOR APPROVED BY WILLIAM R. NORTHCUTT, P.A.

("Grantor"/"Grantee" used for singular/plural, as context requires)

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered In Our Presence:

William R. Northcutt  
WILLIAM R. NORTHCUTT, Witness

Siegrid D. Northcutt  
SIEGRID D. NORTHCUTT, Witness

Thomas C. Loper  
**THOMAS C. LOPEL, Individually**  
469 St. Lucia Court  
Satellite Beach, Florida 32937

**STATE OF FLORIDA  
COUNTY OF BREVARD**

18th The foregoing Instrument was acknowledged before me, in my physical presence, this day of October 2022, by **THOMAS C. LOPEL** who has produced his Florida Driver License or an Identification Card as identification to me and who did take an oath.

Tina L. Spangler  
Notary Public

