

This Instrument Prepared by and return to
ROBIN M PETERSEN, ESQ
Attorney & Counselor at Law
Robin M Petersen, PA
Estate Planning & Elder Law Center of Brevard
321 Sixth Avenue
Indialantic, Florida 32903
(321)729-0087

WARRANTY DEED

(Enhanced Life Estate Deed)

THIS WARRANTY DEED Made this 26th day of April 2023, between **MILAGROS FEBUS**, an unremarried widow (hereinafter called the "Grantor"), and **MILAGROS FEBUS**, an unremarried widow, *for a life estate*, 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 any and all proceeds generated thereby, and upon the death of the life tenant the remainder, if any, to **CRIS KNIGHT** (hereinafter collectively "Grantee") The remaindermen shall have no rights, vested or otherwise, in and to the property described herein unless and until the death of the Grantor The post office address of the Grantor is 675 DE GROODT RD SW, PALM BAY, FL 32908

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10 00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, releases, conveys and confirms unto the grantee, all that certain land situate in **BREVARD** County, **FLORIDA**, viz

Property Address 675 DE GROODT RD SW, PALM BAY, FL 32908

Lot 4, Block 1685, PORT MALABAR UNIT THIRTY SEVEN, according to the Plat thereof, as recorded in Plat Book 20, page 2, of the Public Records of Brevard County Florida

Parcel ID # 29-36-12-KH-1685-4

BEING all that real property conveyed to Milagros Febus and Wilfredo Febus, by that deed recorded in Official Records Book #2645 Page #1186 of the Public Records of Brevard County, Florida, reference to which is hereby made for more complete description

Grantor, Milagros Febus, represents and warrants that she and Wilfredo Febus were married prior to acquiring title to said property and their marriage remained continuous and uninterrupted through the date of the death of Wilfredo Febus on March 3, 2013

SUBJECT TO Milagros Febus' right to continue in possession of and occupy the premises as the continuing homestead of Milagros Febus with all continuing disability and other exemptions applicable to her

SUBJECT TO ANY RESTRICTIONS, LIENS OR MORTGAGES OF RECORD.

SCRIVENER HAS NOT EXAMINED TITLE, relying upon legal descriptions provided by Grantor Accordingly, Scrivener disclaims responsibility or liability which may result from failure of the Grantor to hold such title in the manner represented

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

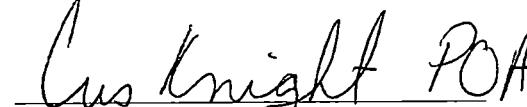
TO HAVE AND TO HOLD, the same in fee simple forever

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes and any items referenced above accruing subsequent to December 31, 2023

IN WITNESS WHEREOF, the said grantor has hereunto set their hand and seal the day and year first above written

Signed, sealed, and delivered in our presence.


JESSICA TAYLOR


CRIS KNIGHT, as Agent for Milagros Febus,
under Durable Power of Attorney dated
7 October 2019


MIRANDA YESIS

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of April 2023, by CRIS KNIGHT, as Agent for Milagros Febus, under Durable Power of Attorney dated 7 October 2019, and by JESSICA TAYLOR and MIRANDA YESIS, the witnesses who have produced FUDL as identification


NOTARY PUBLIC
My commission expires

