

THIS INSTRUMENT PREPARED BY:

NAME Armando E. Rosal, Esq

ADDR. 1490 Emerson Dr., NE  
Palm Bay, FL 32907

PARCEL IDENTIFICATION NUMBER:

28-36-22-KO-2283-20

Rec. Fee \$                     

Doc. St. \$                     

Space above for Recording

## CORRECTIVE ENHANCED LIFE ESTATE QUITCLAIM DEED

[Individual to Individual]

THIS INDENTURE, made this 29<sup>th</sup> day of February, 2024, between:

GRANTOR: William J. Martin and Diane Martin a married couple, whose street address is 597 Hallmark Street, NW, Palm Bay, FL 32909, and

GRANTEE: Daniel Medas, Cory Medas, Jacob Medas, and Patrick Martin As Joint Tenants with Right of Survivorship (Remainderman), whose street address is 597 Hallmark Street, NW, Palm Bay, FL 32909

WITNESS: That the GRANTOR, for and in consideration of Ten Dollars and other valuable consideration, does hereby remise, release and quitclaim unto the GRANTEE,

**subject to retained life estates in Grantor described further in the Reservations and Limitations to Conveyance set forth below**, the following described land, situate, lying and being in BREVARD County, Florida, to wit:

☐ See Exhibit A attached hereto and incorporated by reference as though set forth in full

☒ Legal Description

**PORT MALABAR UNIT 25 LOTS 26 and 27 BLK 1288 according to the plat as recorded in, PLAT BOOK 0016, PAGE 0068, BREVARD COUNTY, FL PUBLIC RECORDS (597 Hallmark Street, NW, Palm Bay, FL 32909)**

### RESERVATIONS AND LIMITATIONS TO CONVEYANCE:

1. It is the intention of the Grantor to create and retain an Enhanced Life Estate reserving and preserving to the Grantor a life estate, without any liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise encumber the described property.

2. The Grantor also reserves the right to cancel this conveyance and reconvey the property described , or otherwise manage and dispose of the property described during the Grantor's lifetime, in whole or in part, in fee simple, with or without consideration, without joinder of any remainderman , and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of the remainderman.
3. Upon the death of the Life Tenant , the remainder, if any, will then be granted to the following Remainderman: Daniel Medas, Cory Medas, Jacob Medas, and Patrick Martin As Joint Tenants with Right of Survivorship hereinafter called the " Grantee ."

**\* NOTE: PARAGRAPH 3 WAS CORRECTED FROM THE PREVIOUS \*  
INSTRUMENT TO CORRECT THE REMAINDERMEN**

**PRIOR INSTRUMENT REFERENCE:** Book 7130 , Page 0855, Document No       ,  
of the Public Records of the Recorder of Brevard County, Florida.

**EXECUTED** this 29<sup>th</sup> day of February , 20 24

Signed and Sealed in the presence of:

\_\_\_\_\_  
Witness Signature

Ana C Rosal, 1490 Emerson Dr, Palm Bay, FL  
Printed Name

\_\_\_\_\_  
Witness Signature

Armando E Rosal, 1490 Emerson Dr, Palm Bay, FL  
Printed Name

\_\_\_\_\_  
Signature of Grantor William J Martin ✓

\_\_\_\_\_  
Signature of Grantor Diane Martin ✓

597 Hallmark Street, SE  
Post Office Address

Palm bay, FL 32909

**STATE OF FLORIDA, COUNTY OF** Brevard

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of February,  
2024, by William J. Martin and Diane Martin, who is personally known to me or  
has produced Florida Drivers Licenses as identification and who ☐ did/ ☒ did not  
take an oath and were physically present



ARMANDO E. ROSAL  
Commission # HH 495294  
Expires May 16, 2028

\_\_\_\_\_  
Notary Public

(Print, type, or stamp commissioned name of Notary Public)