

Prepared by and return to:

Stephen A. Pinnacoli, Esq.
KEANE THOMAS & PINNACOLI
1439 NE Jensen Beach Boulevard
Jensen Beach, Florida 34957

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, Made this 8th day of April, 2024.

BETWEEN **Jan Sobel Fredheim, a single woman**, of 1681 Sardinia Street SE, Palm Bay, Florida 32909 of the County of Brevard and State of Florida hereinafter called the "Grantor"

AND

Jan Sobel Fredheim, a single woman, of 1681 Sardinia Street SE, Palm Bay, Florida 32909 of the County of Brevard and State of Florida, hereinafter called the "Life Estate Grantee" and **Jan Sobel Fredheim, Trustee or their successors in interest, of the Jan Sobel Fredheim Trust dated August 13, 2021**, whose address is 1681 Sardinia Street SE, Palm Bay, Florida 32909 hereinafter called the "Remaindermen Grantee."

WITNESSETH:

Jan Sobel Fredheim, Grantor, to Jan Sobel Fredheim, Life Estate Grantee, a life estate without any liability for waste, with full power and authority in the Life Estate Grantee to sell, convey, grant, lease and/or mortgage the premises in fee simple, with or without consideration, and without joinder by another person. Upon the death of the Life Estate Grantee, title rests in Jan Sobel Fredheim, Trustee or her successors in interest, of the Jan Sobel Fredheim Trust dated August 13, 2021, and any amendments thereto. Furthermore, the Grantor reserves the right to change the designation of Remaindermen Grantees at any time without their consent in the following described land and property, situate, lying and being in Brevard, Florida:

Lot 19, Block 960, PORT MALABAR UNIT EIGHTEEN, according to the Plat thereof, recorded in Plat Book 15, Page 109, of the Public Records of Bevard County, Florida

Parcel Identification Number: 29-37-21-GR-960-19

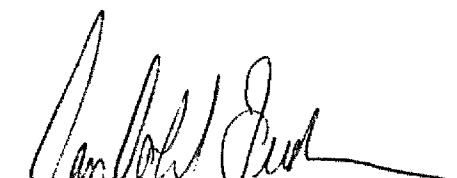
Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, limitations of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

Signed, sealed and delivered
in the presence of:


Witness: Teri L. Larson
1439 NE Jensen Beach Boulevard
Jensen Beach, Florida 34957

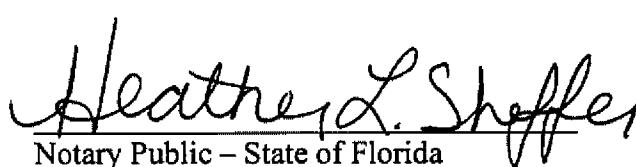

(SEAL)
Jan Sobel Fredheim
1681 Sardinia Street SE
Palm Bay, Florida 32909


Witness: Stephen A. Pinnacoli
1439 NE Jensen Beach Boulevard
Jensen Beach, Florida 34957

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this April 8, 2024, by Jan Sobel Fredheim, have both produced a Driver's License as identification.


Notary Public – State of Florida

