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This instrument prepared by  
and after recording return to:  
C Lemieux & Jacoby Elder Law Advocates  
G. Paul Lemieux, Esq.  
2111 Dairy Road  
Melbourne, Florida 32904

Property Address:  
603 Heming Way, Melbourne, FL, 32901  
Property ID: 28-37-16-55-H-3

**ENHANCED LIFE ESTATE DEED**

The Grantors, **JAMES HROBAK** and **BECKY HROBAK**, as husband and wife, whose address is 603 Heming Way, Melbourne, FL 32901, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, **JAMES HROBAK** and **BECKY HROBAK**, as co-Trustees, and their successor trustees, of the Hrobak Revocable Trust dated May 28, 2024, as amended, whose mailing address is 603 Heming Way, Melbourne, FL 32901, all of the Grantor's right, title and interest in and to certain property located in Brevard County, Florida (the "Property"), but subject to the reservation of the Grantor's rights enumerated below. The Property is more particularly, described as follows:

**LOT 3, BLOCK "H", ALAMANDA KEY PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE(S) 20 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.**

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby.

The Grantors reserves to themselves, as Life Tenants, an enhanced life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to themselves the following rights, exercisable without the joinder of the remainder beneficiary and with or without consideration: to sell, lease, convey, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenants in their sole discretion decides; to terminate the interest of the Grantee by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to themselves or to anyone else.

Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that

TITLE TO THE ABOVE-DESCRIBED REAL PROPERTY HAS NEITHER BEEN EXAMINED NOR APPROVED BY  
LEMIEUX & JACOBY ELDER LAW ADVOCATES, OR G. PAUL LEMIEUX, ESQ.

lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

Signed on May 28, 2024, in the presence of:

James Hrobak  
JAMES HROBAK

Becky Hrobak  
BECKY HROBAK

Adam Benton Hibbitts  
Witness

[Signature]  
Witness

Adam Benton Hibbitts  
Print Name  
Witness Address  
2111 Dairy Road  
Melbourne, FL 32904

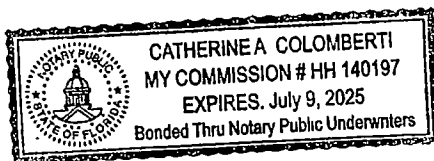
Guacnelina G. Curb-Henriey  
Print Name  
Witness Address  
2111 Dairy Road  
Melbourne, FL 3204

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by both **JAMES HROBAK** and **BECKY HROBAK** on this May 28 2024.

**JAMES HROBAK** ☒ is personally known to the notary or ☒ produced the following identification May 28, 2024.

**BECKY HROBAK** ☒ is personally known to the notary or ☒ produced the following identification May 28, 2024.



Catherine A. Colombetti  
Notary Public--State of Florida