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ELIO M GARCIA
1375 ELDRON BLVD SE
PALM BAY, FL 32909

Prepared by and return to:

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File Number: 24-EMGarcia

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Quit Claim Deed (Enhanced Life Estate)

This Quit Claim Deed made this **29th** day of August, 2024 between Elio Miguel Garcia, a married man, joined by his wife, Daisy Garcia whose post office address is 1375 Eldron Blvd. SE, Palm Bay, FL 32909, grantor, and Elio Miguel Garcia, a married man, as to a life estate with the remainder to Daisy Garcia and Stephanie Garcia whose post office address is 1375 Eldron Blvd. SE, Palm Bay, FL 32909, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Brevard County, Florida** to-wit:

Lot 4, Block 2689, PORT MALABAR, UNIT FIFTY, according to the Plat thereof, as recorded in Plat Book 23, Page 4 through 21, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 29-37-18-JR-2689-4

*****Grantor hereby saves and reserves a life estate unto Grantee, without any liability for waste, and 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 remainderman, and with full power and authority to retain any and all proceeds generated thereby.**

Grantor's spouse is joining in the execution of this instrument for the sole purpose of waiving any homestead interest in the property. Said spouse makes no representations or warranties with respect to said property or the title thereto.

This Quit Claim Deed has been prepared with the intent to preserve the property's homestead status and to retain for Elio Miguel Garcia, Grantee, the requisite beneficial interest and possessory right in and to such real property to comply with Section 196.041(2) of the Florida Statutes, such interest being hereby declared, in all respects, to be "equitable title to real estate" as that term is used in Section 6, Article VII of the Constitution of the State of Florida.


This is a conveyance between family members with the sole consideration being love and affection, done for estate planning purposes.

This Quit Claim Deed has been prepared without the benefit of an examination of title, nor attorney's opinion of title, at the request of the Grantor and the Grantee; and is subject to all mortgages and liens, if any, of record, which the Grantee covenants and avers to assume in all respects.


To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.


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:



 Witness Name: Frank Ciampolillo
 Witness Address: 2453 N Wickham Rd
Melbourne FL 32935


 Elio Miguel Garcia (Seal)


 Witness Name: Anna H. Coste
 Witness Address: 2453 N Wickham Rd
Melbourne, FL 32935


 Witness Name: Frank Ciampolillo
 Witness Address: 2453 N Wickham Rd
Melbourne FL 32935


 Daisy Garcia (Seal)

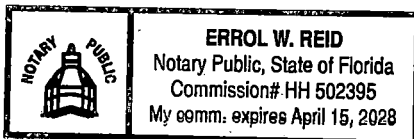

 Witness Name: Anna H. Coste
 Witness Address: 2453 N Wickham Rd
Melbourne, FL 32935.

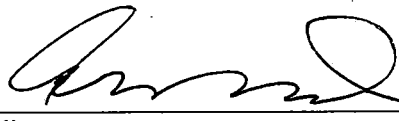
State of Florida

County of Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 28th day of August, 2024 by Elio Miguel Garcia and Daisy Garcia, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: Errol W. Reid

My Commission Expires: 4.15.2028