

*This instrument prepared by
and after recording return to:*

Maria Riddle, Esq.
Huddleston, Robbins & Riddle, PA
1334 Valentine Street
Melbourne, Florida 32901
Property Appraiser's Parcel Identification Number(s): 28-37-13-52-A-2.04

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED Made this 15th day of October, 2024 by Kathleen A. Brito, f/k/a Kathleen A. Leonard-Beals and Kathleen A. Leonard, a single women, hereinafter called the Grantor, to Philip J. Leonard, a single man, and Thomas P. Leonard, a married man, hereinafter called the Grantees, as joint tenants with rights of survivorship, reserving a life-estate interest to Kathleen A. Brito without any liability for waste. The Grantor reserves unto herself for and during her lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein. The Grantor further reserves unto herself for and during her lifetime, the right to sell, lease encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale or otherwise so as to terminate the interests of the Grantees, as Grantor in her sole discretion shall decide, without joinder by the Grantees. Grantor shall further reserve unto herself the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantees shall hold as remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death; all right and title to the property remaining shall fully vest in Grantees, subject to such liens and encumbrances existing at that time. The Grantor's mailing and site address is: 3315 Kirkland Road NE, #D-102, Palm Bay, FL 32905.

(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 acknowledge, hereby grants, bargains, sells, releases, conveys and confirms unto the grantees all that certain land situated in **BREVARD COUNTY, FLORIDA** viz:

Unit No. D-102 of Castaway Shores Condominium, Phase II, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2617, Page 162, and re-recorded in Official Records Book 2621, Page 1832, as amended, of the Public Records of Brevard County, Florida; together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto.

SUBJECT TO the first party's right to continue in possession of and occupy the premises as the continuing homestead of the first party for the life of the first party with all continuing disability and other exemptions applicable to the first party.

SUBJECT TO ANY RESTRICTIONS, LIENS OR MORTGAGES OF RECORD.
SUBJECT TO TAXES AND ASSESSMENTS FOR THE CURRENT YEAR AND ALL SUBSEQUENT YEARS.

SUBJECT TO RESTRICTIONS, EASEMENTS, AND COVENANTS OF RECORD.

SUBJECT TO ALL APPLICABLE ZONING RULES AND REGULATIONS.

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 grantees 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 accruing subsequent to 2023.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Alicia Lanier

Alicia Lanier
1334 Valentine Street
Melbourne, FL 32901

Vicky Strong

Vicky Strong
1334 Valentine Street
Melbourne, FL 32901

Kathleen A. Brito

Kathleen A. Brito
3315 Kirkland Road NE, #D -102
Palm Bay, FL 32905

STATE OF FLORIDA)
COUNTY OF BREVARD)

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Kathleen A. Brito, personally known to me to be the person(s) described in and who executed the forgoing instrument who acknowledged before me that she executed same.

Witness my hand and official seal in the County and State last aforesaid this 15th day of October, 2024.

Maria Riddle
NOTARY PUBLIC

My commission expires:

