

2

Prepared by and when recorded return to:

Marie S. Conforti, Esq.
Law Office of Marie S. Conforti, P.A.
2770 Indian River Blvd., Suite 310
Vero Beach, Florida 32960-4297

Property Appraiser's Parcel Identification
No. 30-38-09-JS-00145.0-0019.00

(Space above this line reserved for recording office use only)

ENHANCED LIFE ESTATE DEED

This Deed prepared without title search information provided by the Grantor

THIS DEED made the 30th day of August, 2010, by Edward F. Cetto and Eleanor F. Cetto, his wife, of 1047 Barefoot Circle, Barefoot Bay, Florida 32976, hereinafter called the Grantor, to Edward F. Cetto and Eleanor F. Cetto, his wife, of 1047 Barefoot Circle, Barefoot Bay, Florida 32976, 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 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, and upon the death of the life tenant, the remainder, if any, to Grantor's daughter, Lorraine M. Cetto, of 94 Clark Street, Easthampton, Massachusetts 01027, and Grantor's son, Edward F. Cetto, Jr., of 22 West Cleveland Street, Stockton, California 95204, as tenants in common, Edward F. Cetto and Eleanor F. Cetto, further reserve unto themselves the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed.

The beneficial interest in this property does not change to the remainderman until the death of the Grantor and then only if the Grantor has not transferred the property otherwise.

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 Ten Dollars and other valuable consideration, receipt thereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all their interest in that certain land situate in Brevard County, Florida described as follows.

LOT 19, Block 145, BAREFOOT BAY, UNIT TWO, PART TEN, according to the plat thereof, as recorded in Plat Book 22, Page 105, of the Public Records of Brevard County, Florida.

Together with all improvements thereon inclusive of any manufactured or modular home.

This property is the HOMESTEAD of the Grantor

Subject to easements, restrictions and reservations of record Subject to any mortgages of record.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise

appertaining

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

Signed, sealed and delivered in or presence:

Edward F. Cetto
EDWARD F. CETTO

Eleanor F. Cetto
ELEANOR F. CETTO

We, the undersigned witnesses, certify that the foregoing Deed was signed by the Grantor in our presence, and we, the undersigned witnesses, sign our names hereunto as witnesses at the request and in the presence of the Grantor, and in the presence of each other, on August 30, 2010.

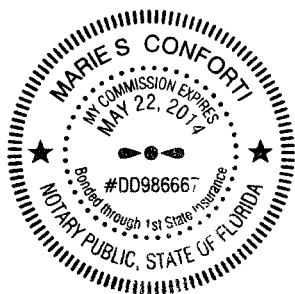
Antoinette J. DiPasqua
Witness
Printed Name: Antoinette J. DiPasqua
Address: Vero Beach, FL

Rita E. McGorry
Witness
Printed Name: Rita E. McGorry
Address: Vero Beach, FL

**STATE OF FLORIDA:
COUNTY OF INDIAN RIVER**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared to me Edward F. Cetto, Eleanor F. Cetto, Antoinette J. DiPasqua, and Rita E. McGorry, known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of August, 2010



Marie S. Conforti
Notary Public
State of Florida