

**TITLE TO THE PROPERTY CONVEYED HEREBY WAS NOT EXAMINED BY THE
PREPARER OF THIS DEED AND NO OPINION IS GIVEN AS TO THE
MARKETABILITY OR CONDITION OF TITLE**

Prepared by:
Christine C. Camacho, P.A.
21 Old Kings Road North, Suite B204
Palm Coast, Florida 32137

Parcel No. 071131-7010-00220-0090

NOTE TO RECORDING OFFICER:
THIS CONVEYANCE INVOLVES ONLY
NOMINAL CONSIDERATION AND
ONLY THE MINIMUM DOCUMENTARY
STAMP TAX IS PAYABLE WITH RESPECT
HERETO. F.A.C. 12B-4.014(2)(a)&(b)

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 12 day of April, 2019, between **ILDEFONSO J. RITO, a married man joined by his wife MARIA F. RITO**, hereinafter Grantors, and between **ILDEFONSO J. RITO and MARIA F. RITO**, husband and wife, whose address is 18 Felton Lane, Palm Coast, FL 32137, **FOR A LIFE ESTATE**, and **THE REMAINDER**, subject to the rights and powers reserved in Grantor as hereinafter set forth to **ANA H. RITO-PIERSON**.

WITNESSETH, that Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged do hereby grant, bargain and sell to **ILDEFONSO J. RITO and MARIA F. RITO**, husband and wife, a **LIFE ESTATE**, , without 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 in fee simple, without joinder by the remaindermen, and with full power to retain any and all proceeds generated thereby, and the **REMAINDER** to **ANA H. RITO-PIERSON**, the following described land, situate, lying, and being in Flagler County, Florida, to wit:

Lots 9 and 10, Block 22, of PALM COAST, MAP OF FLORIDA PARK, Section 10, according to the plat thereof, as recorded in Plat Book 6, Pages 43 through 53, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 071131-7010-00220-0090

Parcel address: 18 Felton Lane, Palm Coast, Florida 32137

SUBJECT to taxes for 2019 and subsequent years, and restrictions, easements and reservations of record, mention of which shall not serve to reimpose same.

AND grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed, and delivered
in our presence:

Christine C. Camacho
Christine C. Camacho
Witness #1 (Name Printed or Typed)

Ildefonso J. Rito
ILDEFONSO J. RITO

Rosa F. Costa
ROSA F. COSTA
Witness #2 (Name Printed or Typed)

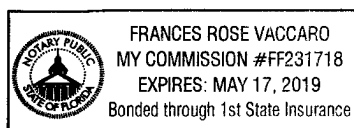
Maria F. Rito
MARIA F. RITO

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 12 day of April, 2019, by ILDEFONSO J. RITO and MARIA F. RITO, who are personally known to me or who have produced Florida Driver License as identification.

NOTARY PUBLIC

Sign: Frances Rose Vaccaro
Print: Frances Rose Vaccaro
(Seal)



Title/Rank: _____
Commission Number: FF231718