

This instrument prepared by  
Michael R. Davis, Esq.  
Eldredge and Davis, P.A.  
21 Old Kings Rd. N, Ste. B-212  
Palm Coast, Florida 32137

Property Appraiser's Parcel ID#: 20-12-31-2961-00000-0030

### ENHANCED LIFE ESTATE DEED

The Grantor, **LISA SCHALL**, a single woman, whose address is 140 S. Hummingbird Place, Palm Coast, Florida 32164 in consideration of \$1.00 and other valuable consideration received from the Grantees, hereby grant and convey to the Grantees, **ASHLEY J. KING**, a married woman whose mailing address is 2400 Lull Water Drive, Fayetteville, NC 28306, and **AMANDA GUY**, a married woman whose mailing address is 4750 Crisp Way, San Diego, CA 92117, as *joint tenants with right of survivorship*, all of the Grantor's right, title and interest in and to certain property located in Flagler County, Florida (the "Property"), but subject to the reservation of the Grantor's rights enumerated below. The Property is more particularly, described as follows:

**Address: 140 S. Hummingbird Place, Palm Coast, Florida 32164**

**Legal Description:** Lot 3, GRAND LANDINGS-PHASE 3B, according to the plat as recorded in Plat Book 39, Pages 1 through 5, of the Public Records of Flagler County, Florida.

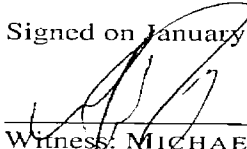
**Parcel:** 20-12-31-2961-00000-0030

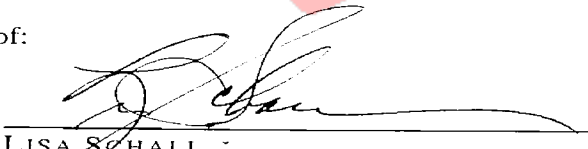
The Grantor reserves to herself, as Life Tenant, an *enhanced* life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to herself the following rights, exercisable without the joinder of the remainder beneficiaries and with or without consideration: *to sell, lease, 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 Tenant, in her sole discretion decides; to terminate the interest of the Grantees by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to herself or to anyone else.

The Grantor warrants that the property is free of all unrecorded encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property is vested in the Grantor.

GRANTOR WARRANTS THIS IS HOMESTEAD PROPERTY

Signed on January 14, 2021 in the presence of:

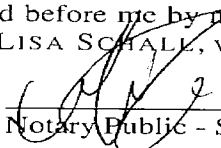
  
Witness: MICHAEL R. DAVIS

  
LISA SCHALL

  
Witness: GABRIELLA FORAN

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on January 14, 2021, by LISA SCHALL, who is personally known to me.

  
Notary Public - State of Florida

