

**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:*

Scott A. Selis, Esq.  
Selis Elder Law of Florida  
1024 N. US Hwy. 1  
Ormond Beach, Florida 32174

Parcel No. 07-11-31-7034-00880-0190

Property Address: 48 ETHAN ALLEN DR., PALM COAST, FL 32164

NOTE TO RECORDING OFFICER: THIS COVEYANCE 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**  
**"Lady Bird Deed"**

THIS INDENTURE, made this 24th day of February, 2022, between **BEON DE NOOD AND SHANNAH M. DE NOOD**, husband and wife, whose address is 48 Ethan Allen Drive, Palm Coast, Fl 32164, GRANTOR(S), transfers a **LIFE ESTATE** to **BEON DE NOOD AND SHANNAH M. DE NOOD**, husband and wife, GRANTEE(S), and **THE REMAINDER**, subject to the rights and powers reserved in GRANTOR(S), as set forth herein, to **BEON DE NOOD AND SHANNAH M. DE NOOD, TRUSTEES OF THE SHANNAH AND BEON DE NOOD REVOCABLE LIVING TRUST DATED FEBRUARY 24, 2022, AND ANY AMENDMENTS THERETO**, as joint tenants with right of survivorship, GRANTEE(S).

WITNESSETH, that Grantor(s), 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 does hereby grant, bargain and sell to **BEON DE NOOD AND SHANNAH M. DE NOOD**, 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 BEON DE NOOD AND SHANNAH M. DE NOOD, TRUSTEES OF THE SHANNAH AND BEON DE NOOD REVOCABLE LIVING TRUST DATED FEBRUARY 24, 2022, AND ANY AMENDMENTS THERETO**, as joint tenants with right of survivorship, the following described land, situate, lying, and being in Flagler, to wit:

**LOT 19, BLOCK 88, MAP OF EASTHAMPTON SECTION 34, SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 30, 30B THROUGH 30D AND 31 THROUGH 49, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

SUBJECT to restrictions, reservations and easements of record, if any, which are not reimposed hereby.

This property is the homestead of the Grantor(s).

SUBJECT to taxes for 2021 and subsequent years, and restrictions, easements and reservations of record, mention of which shall not serve to reimpose same.

AND Grantor(s) 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(s) has hereunto set Grantor(s)'s hand and seal on the day and year first above written.

BEON DE NOOD

SHANNAH M. DE NOOD

(Witness)

(Witness)

Sierra M. Lindsey  
Witness Printed Name

Rhonda J. Ward  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 24th of February, 2021, by BEON DE NOOD AND SHANNAH M. DE NOOD, who are physically present and who have both produced FLORIDA DRIVER'S LICENSES as identification.



INGRID SEIFERT UDDO  
Commission # HH 001255  
Expires August 28, 2024  
Bonded Thru Budget Notary Services

Ingrid Seifert Uddo, Notary Public  
1024 N. US Hwy 1  
Ormond Beach, FL 32174  
My commission expires August 28, 2024