

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#: 38-11-31-3018-00000-0130

### ENHANCED LIFE ESTATE DEED

The Grantor, **AMELIE LANKFORD BROWN**, a single woman, whose address is 100 Palm Harbor Parkway, Unit #13, Palm Coast, Florida 32137 in consideration of \$1.00 and other valuable consideration received from the Grantees, hereby grant and convey to the Grantees, **DREW IVERS**, a married man, whose mailing address is 3961 Melqua Road, Roseburg, OR 97471, and **MYLA IVERS**, a single woman, whose mailing address is 1940 North Highland Avenue, Apt 33, Los Angeles, CA 90068, 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: 100 Palm Harbor Parkway, Unit #13, Palm Coast, FL 32137**

**Legal Description:** Unit 13, Harborside Village Condominium, a Condominium, and an undivided interest in the common elements thereof, and an easement of use for ingress/egress, according to the Declaration of Condominium recorded in Official Records Book 746, Page(s) 978 et. seq. and amended by Amendment to the Declaration of Condominium recorded in Official Records Book 757, Page(s) 708 et. seq. of the Public Records of Flagler County, Florida.

**Parcel:** 38-11-31-3018-00000-0130

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 November 16, 2023 in the presence of:

  
Witness: GABRIELLA O'KEEFE

  
AMELIE LANKFORD BROWN

  
Witness: MICHAEL R. DAVIS

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of ~~physical~~ physical presence or ☐ online notarization on November 16, 2023, by AMELIE LANKFORD BROWN, who is ~~personally~~ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public - State of Florida



Unofficial Copy