

Prepared by and when recorded, return to:

Wendy A. Mara, Esq.
Mara Law, P.A.
555 W. Granada Blvd., Suite D-10
Ormond Beach, FL 32174

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

ENHANCED LIFE ESTATE DEED

1. IDENTIFICATION OF GRANTOR

Grantors' names and address is: Cynthia Kleckner, individually and as surviving spouse
of Kenneth Kleckner a.k.a. Kenneth W. Kleckner, Jr.
(see death certificate filed herewith)
79 Eric Drive
Palm Coast, FL 32164

The word "I" or "me" or "we" as hereafter used means the Grantors.

2. IDENTIFICATION OF GRANTEE

"Life Estate Grantees" name and address is: Cynthia Kleckner a.k.a. Cynthia A. Kleckner
a.k.a. Cynthia Ann Herr Kleckner, a widow
79 Eric Drive
Palm Coast, FL 32164

"Remainder Grantees" names and addresses: Kimberly Ann Kleckner, a single woman
79 Eric Drive
Palm Coast, FL 32164

The word "you" as hereafter used means the Grantees.

3. MEANINGS OF TERMS

The terms "I," "me," "we," "you," "grantor," and "grantee," shall be non-gender specific
(i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular
or plural, as the context permits or requires, and include heirs, personal representatives,
successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Lot 32, Block 117, of Palm Coast, Map of Easthampton, Section 34, a subdivision according to
the plat or map thereof described in Map Book 11, Pages 30-49, of the Public Records of Flagler
County, Florida.

The Property Appraiser's Parcel Identification Number is: 07-11-31-7034-01170-0320.

5. CONSIDERATION


Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

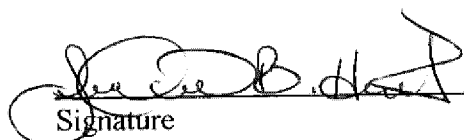
For the consideration described in Paragraph 5 which I have received, I convey, remise (give up a claim), and quit-claim (transfer without warranty) to the Life Estate Grantee a life estate in and to any interest I may have in and to the Real Property, and to the Remainder Grantee, the Real Property, to have and hold in fee simple forever, subject, however, to the life estate hereby granted to the Life Estate Grantee.

The Life Estate Grantee retains, for and during his/her lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the Remainder Grantee, as the Life Estate Grantee in his/her sole discretion shall decide, or otherwise deal with the subject property on his/her own signature alone and without the necessity of joinder by the Remainder Grantee, except to dispose of said property, if any, by devise upon death. The Life Estate Grantee may do anything with regard to the property on his/her signature alone as if he/she owned an undivided fee simple interest, including changing the Remainder Grantee or extinguishing the remainder interest altogether.

Executed on January 4, 2024

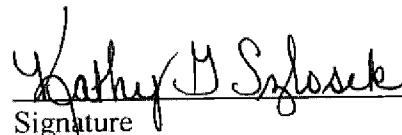

Cynthia Kleckner
79 Eric Drive
Palm Coast, FL 32164

Signed in the presence of:


Signature
1/4/24
Date

Jeannean R. Hood, Witness
555 W. Granada Blvd. Ste. D-10
Ormond Beach, FL 32174

Signed in the presence of:


Signature
1/4/24
Date

Kathy G. Szlosek, Witness
555 W. Granada Blvd. Ste. D-10
Ormond Beach, FL 32174

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 4th day of January, 2024, by **Cynthia Kleckner**, who appeared physically before me, and are personally known to me or who have produced FL Driver License as identification.



PETER LESIZZA
Notary Public
State of Florida
Comm# HH209090
Expires 12/27/2025

A handwritten signature in black ink, appearing to read "Peter Lesizza", written over a horizontal line.

Notary Public - State of Florida

Unofficial Copy