

Prepared by and when recorded return to:

Michael R. Davis
Eldredge and Davis, P.A.
21 Old Kings Road North, Suite B-212
Palm Coast, Florida 32137

Property Appraiser's Parcel Identification
No. 07-11-31-7029-00550-0080

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

QUITCLAIM DEED RESERVING ENHANCED LIFE ESTATE

THIS QUITCLAIM DEED RESERVING ENHANCED LIFE ESTATE executed February 5, 2025, by first party, Grantors JOSEPH TOTH, JR. and LINDA S. TOTH, husband and wife (hereinafter referred to as "Grantors"), whose post-office address is 102 Ryan Drive, Palm Coast, Florida 32164, and JOSEPH TOTH, JR. and LINDA S. TOTH, husband and wife (hereinafter referred to as "Life Tenants"), whose post-office address is 102 Ryan Drive, Palm Coast, Florida 32164, who shall have a life estate for so long as both of them may live, without any liability for waste, and with full power and authority in Life Tenants to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remaindermen named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the last to die of the Life Tenants, title shall immediately vest in second party, Grantees who shall own the Subject Property in equal shares *as joint tenants with full right of survivorship*:

1st Grantee: JAMES B. TOTH, a married man
Address: 114 North Coopers Hawk Lane, Palm Coast, Florida 32164

2nd Grantee: WILLIAM J. TOTH, a single man
Address: 37 Main Street, Sparrow Bush, New York 12780

3rd Grantee: DENISE M. TOTH, a married woman
Address: 7190 Stone Lion Circle, Jacksonville, Florida 32256

4th Grantee: DIANA M. STYMACKS, a married woman
Address: 157 Spruce Lake Drive, Milford, Pennsylvania 18337

5th Grantee: LINDA J. DUVALL, a married woman
Address: 103 South Kaisertown Road, Montgomery, New York 12549

Witnesseth, that the said first party, for the sum of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, subject to the life estate reserved to the Life Tenants, the following described property:

Property address: 102 Ryan Drive, Palm Coast, Florida 32164.
Legal Description: Lot 8, Block 55, of Palm Coast, Map of Royal Palms, Section 29, according to the plat thereof, recorded in Plat Book 10, Page 26 of the Public Records of Flagler County, Florida.

This deed was prepared without the benefit of title examination or opinion.

GRANTORS WARRANT THIS IS HOMESTEAD PROPERTY.

TO HAVE AND TO HOLD, the Subject Property, to the extent conveyed hereby, in fee

