

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. 07-11-31-7024-00380-0150

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

QUITCLAIM DEED RESERVING ENHANCED LIFE ESTATE

THIS QUITCLAIM DEED RESERVING ENHANCED LIFE ESTATE executed on February 13, 2025 by first party, Grantor RICHARD MARTONE, a single man and the owner of an enhanced life estate (hereinafter referred to as "Grantor"), whose post-office address is 62 Presidential Lane, Palm Coast, Florida 32164, and RICHARD MARTONE, a single man (hereinafter referred to as "Life Tenant"), whose post-office address is 62 Presidential Lane, Palm Coast, Florida 32164, who shall have a life estate for so long as Life Tenant may live, without any liability for waste, and with full power and authority in Life Tenant 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 remainderman named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the Life Tenant, title shall immediately vest in second party, Grantee:

Grantee: THERESA ANNE COHENS, a married woman
Address: 18 Reid Place, Palm Coast, Florida 32164

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 Tenant, the following described property:

Property address: 62 Presidential Lane, Palm Coast, Florida 32164.

Legal Description: Lot 15, Block 38 Map of Palm Coast Grove- Section 24, Palm Coast, according to the Plat thereof as recorded in Plat Book 8, at Pages 39 through 53, inclusive, of the Public Records of Flagler County, Florida.

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

GRANTOR WARRANTS THIS IS HOMESTEAD PROPERTY.

TO HAVE AND TO HOLD, the Subject Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby is made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in **Flagler County, Florida**, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

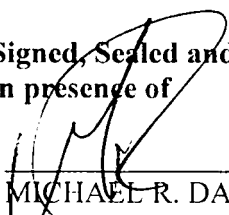
Life Tenant shall have the full power and authority, without the joinder or consent of the Grantee or any other person, to amend, revoke, divest, replace, change or alter the designation of

the Grantee by a further conveyance, which may eliminate any and all rights that the Grantee may possess under this deed, including a conveyance back to Grantor, at which time Grantor may designate one or more different Grantee. The Grantee shall have no right, power, or authority to assign, transfer, encumber, or otherwise dispose of the Subject Property or any part thereof until the death of the Life Tenant. No interest in the Subject Property shall be subject in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the Grantee.

Grantor is specifically terminating the enhanced life estate that was conveyed in deed recorded in Flagler County on June 7, 2011 in Book 1819 and Page 1608.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed Reserving Enhanced Life Estate on the day and year first above written.

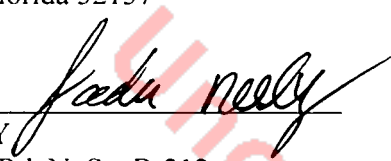
**Signed, Sealed and Delivered
in presence of**



MICHAEL R. DAVIS
21 Old Kings Rd. N. Ste B-212
Palm Coast, Florida 32137



RICHARD MARTONE



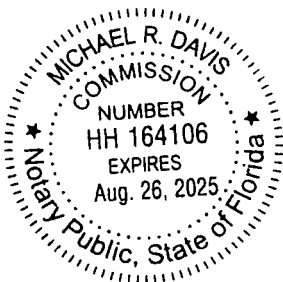
JADA NEELY
21 Old Kings Rd. N. Ste B-212
Palm Coast, Florida 32137

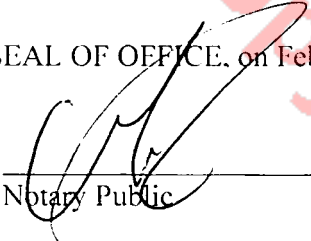
STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by RICHARD MARTONE, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on February 13, 2025.





Notary Public