

This instrument prepared by:

Name: _____

Address: _____

space above reserved for recording information

Parcel ID#: _____

Florida Enhanced Life Estate Deed
(Lady Bird Deed)

Governed by Fla. Stat. § 689.01 · § 695.03 · § 695.26 · § 404.056(5) · Fla. Const. Art. X, § 4

This deed, made this _____ day of _____, _____, by

whose address is _____

hereinafter called the Grantor(s), to

whose address is _____,

hereinafter called the Grantee Beneficiary(ies).

For good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantor's death, all that certain land situated in _____ County, Florida, to wit:

(Legal Description of Property)

(If the description exceeds the maximum characters allowed in this field, please attach as an exhibit.)

The Grantor reserves a life estate for himself/herself during the Grantor's lifetime coupled with an unrestricted power to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance.

RADON GAS DISCLOSURE — Required by Fla. Stat. § 404.056(5):

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 1 Signature as to First Grantor

Signature of Grantor

Witness 1 Printed Name

Printed Name of Grantor

Witness 1 Post Office Address

Post Office Address

Witness 2 Signature as to First Grantor

Witness 2 Printed Name

Witness 2 Post Office Address

Witness 1 Signature as to Second Grantor

Signature of Grantor

Witness 1 Printed Name

Printed Name of Grantor

Witness 1 Post Office Address

Post Office Address

Witness 2 Signature as to Second Grantor

Witness 2 Printed Name

Witness 2 Post Office Address

NOTARY ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of

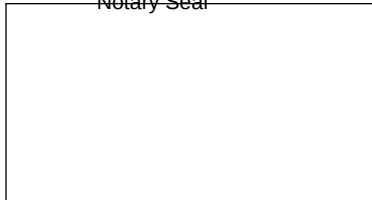
☐ physical presence or ☐ online notarization, this

_____ day of _____, _____, by

_____ who is personally known to me or has produced

_____ as identification and who signed the same as his/her voluntary act and deed,
for the uses and purposes therein mentioned.

Notary Seal



Notary Signature _____

Notary Printed Name _____

Commission Number: _____

Commission Expiration: _____