

**Prepared By & Return To:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Parcel Control Number: \_\_\_\_\_

space above reserved for recording information

## **Enhanced Life Estate Deed**

(Lady Bird Deed)

This deed, made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Grantor(s): \_\_\_\_\_

\_\_\_\_\_

whose address is \_\_\_\_\_

to Grantee Beneficiary(ies): \_\_\_\_\_

whose address is \_\_\_\_\_.

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 situate 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.

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

\_\_\_\_\_  
Signature of Grantor

\_\_\_\_\_  
Witness #1 Printed Name

\_\_\_\_\_  
Printed Name of Grantor

\_\_\_\_\_  
Witness #1 Address

\_\_\_\_\_  
Post Office Address

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Signature of Grantor

\_\_\_\_\_  
Witness #2 Printed Name

\_\_\_\_\_  
Printed Name of Grantor

\_\_\_\_\_  
Witness #2 Address

\_\_\_\_\_  
Post Office Address

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: \_\_\_\_\_