

This instrument prepared by:
Robert M. Burrell, Esq.
UAW FCA-Ford-General Motors Legal Services Plan-567
2454 N. McMullen Booth Road, Bldg. B-Suite 402
Clearwater, Florida 33759

Parcel ID: R27-222-18-1474-0770-0130

ENHANCED LIFE ESTATE DEED

THIS INDENTURE executed this 15th day of July, 2022, by the Grantors, EUGENE H. COWELL and DIANA K. COWELL, husband and wife, whose (Space above for recording) post office address is 2966 Tenth Street, Bradley, MI 49311, to the Grantees, EUGENE H. COWELL and DIANA K. COWELL, husband and wife, whose post office address is 2966 Tenth Street, Bradley, MI 49311.

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the said Grantees, the receipt whereof is hereby acknowledged pursuant to the powers reserved to these Grantors set forth in the deed, dated April 21, 2022, between these Grantors and Grantees, recorded in Book 4162, Page 1128, of the Official Records of Hernando County, Florida on April 28, 2022, do hereby remise, release and quit-claim unto the second party forever, a **Life Estate** for their lives, without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease or otherwise dispose of the following described lot, piece or parcel of land, in fee simple, without joinder by the remainderman, and to keep absolutely any and all proceeds derived therefrom. Upon the death of the life tenants, title shall be in KENNETH RAY HILASKI and JOSHUA BROWN.

Lot 13 and Lot 14, Block 77, BROOKRIDGE COMMUNITY UNIT FOUR, according to the plat thereof recorded in Plat Book 16, Pages 14 through 21, inclusive, of the Public Records of Hernando County, Florida.

NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever.

Grantors reserve unto themselves a possessory right and equitable title to real property as per Article VII, Section 6, of the Constitution of the State of Florida, and the right of use and possession to said property as their residence.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Elizabeth Redding
Witness (as to both)

Eugene H. Cowell (Seal)
EUGENE H. COWELL

Elizabeth Redding
(Print/type name)

B. Borgia
Witness (as to both)

Diana K. Cowell (Seal)
DIANA K. COWELL

Brittany Borgia
(Print/type name)

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 15th day of July, 2022, by EUGENE H. COWELL and DIANA K. COWELL, Grantors, who (☐) are personally known or (☐) have produced Florida Drivers License as identification.



Mary Ann Zarvalas
Notary Public, State of Florida