

Prepared by:
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Montanez Law Firm
2114 W. Columbus Drive
Tampa, FL 33607
813-816-2827

ENHANCED LIFE ESTATE DEED

THIS DEED, executed on this 14th day of February, 2025, between **Teresa G. Pilco, a single woman**, whose post office address is **153 Rosedale Ave., Spring Hill, FL 34606**, (hereinafter referred to as the “Grantor”) to **Teresa G. Pilco, a single woman**, whose post office address is **153 Rosedale Ave., Spring Hill, FL 34606**, a life estate and the remainder to **Elena Elizabeth Ordonez**, with a post office address of **153 Rosedale Ave., Spring Hill, FL 34606**, (hereinafter referred as “Grantee”).

(Wherever used herein, the terms “grantor” and “grantee” shall include singular and plural heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits and requires.)

WITNESSETH, That the grantor, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by the grantee, the receipt is hereby acknowledged, does hereby remise, release and quit-claim unto the grantee forever, all the right, title interest, claim and demand which the first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **HERNANDO**, State of Florida, to wit:

Lot 17, Block 263, Spring Hill, Unit 6, according to the plat thereof, as recorded in Plat Book 8, pages 1-10, Public Records of Hernando County, Florida.

Parcel Identification Number: R32 323 17 5060 0263 0170

aka 153 Rosedale Ave., Spring Hill, FL 34606

Subject to all reservations, restrictions and easements of record.

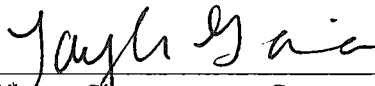
The Grantor reserves during lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein. Grantor reserves during lifetime the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforementioned premises by gift, sale or otherwise so as to terminate the interests of the Grantee as the Grantor in his or her discretion shall decide, except to dispose of said property if any by devise upon death. Grantor retains the power to make the aforesaid disposition with or without consideration, without joinder by the remainderman and to retain absolutely any and all proceeds derived therefrom. Grantor further reserves the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon death of the Grantor, if the property described has not been

previously disposed of prior to the Grantor's death, all right and title of the property shall fully vest in Grantee subject to such liens and encumbrances existing at that time.

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first written above:

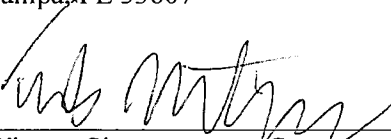
Signed, sealed, and delivered in the presence of:



Witness Signature as to Grantor
Taylor Garcia
2114 W. Columbus Drive
Tampa, FL 33607



Signature of Teresa G. Pilco, Grantor

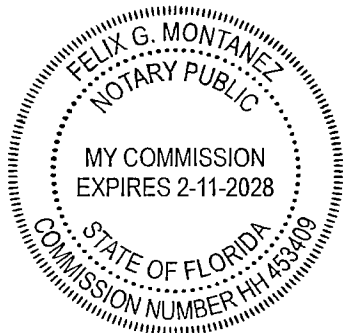



Witness Signature as to Grantor
Felix G. Montanez, Esq.
2114 W. Columbus Drive
Tampa, FL 33607

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of February, 2025 by **Teresa G. Pilco**, who is personally known or has produced a F.L. ID card as identification.

[Seal]





Notary Public
Print Name: Felix G. Montanez
My Commission Expires: 2/11/2028