

Prepared by and return to:

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File Number: 18W-1676

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Enhanced Life Estate Deed

This Indenture made this 2nd day of **January, 2019** between **Toni T. Nelson, single woman**, whose post office address is: **2121 Gulf Shore Boulevard North, Naples, FL 34102** of the County of **Collier**, State of **Florida**, grantor*, and **Gregory O'Neill, a married man**, whose post office address is **18 Forest Hill Lane, Kennebunk, ME 04043** of the County of **York**, State of **Maine**, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Collier County, Florida**, to-wit:

Cooperative Apt. No. 302 of Royal Palm Club of Naples, Inc., located on Lot 8, Block S, The Moorings, Unit No. 2, according to plat in Plat Book 3, pages 83 and 84, Public Records of Collier County, Florida.

Grantor reserves unto herself for and during her lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto herself, for and during her 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 aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the Grantee, as Grantor, in her sole discretion, shall decide, except to dispose of said property, if any, by devise upon her death. Grantor further reserves unto herself 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 the death of Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

This Deed has been prepared without benefit of title search and/or examination.

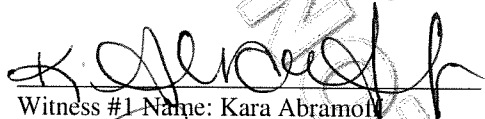
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

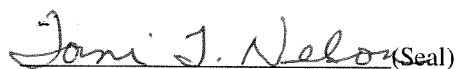
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

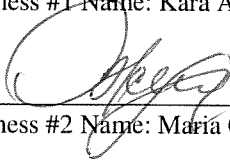
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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness #1 Name: Kara Abramoff

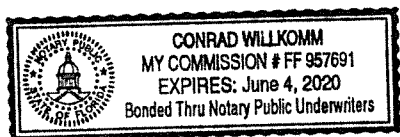
 (Seal)
Toni T. Nelson


Witness #2 Name: Maria Ozhigova

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 2nd day of January, 2019, by Toni T. Nelson, who ☐ is personally known or ☒ has produced FL D.L. as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____