

Prepared by and return to:

Brandon R. Bytnar, Esq.

The Law Office of Brandon R. Bytnar, P.L.

9120 Galleria Court, Suite B

Naples, Florida 34109

239-592-9211

File Number: **24EP-123 (7581 Citrus Hill Ln., Naples, FL 34109)**

_____[Space Above This Line For Recording Data]_____

Enhanced Life Estate Deed

This Enhanced Life Estate Deed is made this **23rd** day of **September, 2024**, between **Olivia L. Wagner, a married woman**, whose post office address is 7581 Citrus Hill Ln., Naples, FL 34109, grantor, and **Hayden Shores**, whose post office address is c/o Olivia L. Wagner, 7581 Citrus Hill Ln., Naples, FL 34109, grantee,

(Whenever used herein the terms “grantor,” “grantee,” and “trustee” include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees, and are used for singular or plural, as context requires.)

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt thereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee’s heirs and assigns forever (SUBJECT TO ALL TERMS OF THE ENHANCED LIFE ESTATE RESERVED HEREIN), all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Collier County, Florida**, to-wit:

Lot 41, THE ORCHARDS, according to the plat thereof, as recorded in Plat Book 22, Pages 76 through 82, of the Public Records of Collier County, Florida.

Parcel Identification Number: 64702003529

The Grantor and her husband, Donald C. Wagner, executed a premarital agreement on May 6, 2016, allowing the Grantor to dispose of the subject property in any manner she sees fit, regardless of whether the subject property is the Grantor’s homestead property or non-homestead property.

Notwithstanding anything in this deed to the contrary, no interest shall pass to the Grantee at the time of the execution of this deed. Rather, the 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 (without joinder by Grantee), 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 (without joinder by Grantee), which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold an unvested remainder interest in the property described herein, and upon the death of the 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 or examination.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

Candice Cali
Witness #1 Name: Candice Cali
9120 Galleria Ct., Ste. B
Naples, FL 34109

Olivia L. Wagner (Seal)
Olivia L. Wagner

Anne Bytnar
Witness #2 Name: Anne Bytnar
9120 Galleria Ct., Ste. B
Naples, FL 34109

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of September, 2024, by Olivia L. Wagner, who is personally known or has produced FL DL as identification.

[Notary Seal]

Candice Cali
Notary Public

Printed Name: Candice Cali

My Commission Expires: December 7, 2026



Candice Cali
Comm.: HH 339466
Expires: December 7, 2026
Notary Public - State of Florida