



This instrument was prepared by  
and after recorded return to:  
Margarita J. Mendive, Esq.  
8567 Coral Way #445  
Miami, Florida 33155-2335

Parcel Identification No.: 34-38-42-038-015-00380-5

Consideration: No Consideration.

### **ENHANCED LIFE ESTATE DEED**

THIS ENHANCED LIFE ESTATE DEED ("Deed") made this 16 day of December, 2022, by **Nidia A. Vidal**, an unmarried woman, whose present address is 400 S.W. 134<sup>th</sup> Way, Apt. F104, Pembroke Pines, Florida 33027-1644 ("Grantor"), to **Nidia A. Vidal**, an unmarried woman, whose present address is 400 S.W. 134<sup>th</sup> Way, Apt. F104, Pembroke Pines, Florida 33027-1644 for a Life Estate, without any liability for waste, and with full power and authority in the life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to my son, **Manolo Vidal**, a married man, whose present address 3545 NE 167 Street, Apt. 403, North Miami Beach, FL 33160 ("Grantee").

The Grantor specifically reserve the right (i) to revoke the remainder interest hereunder and divest the remainderman and re-vest the life tenant with fee simple title without joinder of the remainderman, or (ii) to convey the remainder interest created hereunder to another remainderman; all without joinder of the remainderman established under this deed.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land and improvements thereon situate and being in Martin County, Florida, to-wit:

Lot 38, Block 15, Section 3 of Poinciana Gardens, Plat Book 2 at Pages 95 & 105, of the Public Records of Martin County, Florida

NOTE: This Deed has been prepared at the Grantor's request without examination or legal opinion of title.

SUBJECT TO: Conditions, restrictions and easements of record, and taxes for the year 2022 and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, in the manner described above.

AND the Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except as provided above.

IN WITNESS WHEREOF, Grantor has executed these presents as of the day, month, and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature

Print Name: D. ELIZABETH PAZ

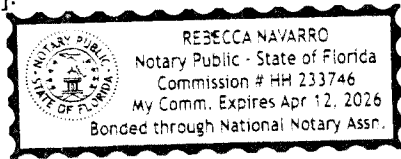
[Signature]  
Nidia A. Vidal

[Signature]  
Witness Signature

Print Name: BERNARDA GALLEGU.

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization this 16 day of December, 2022, by **Nidia A. Vidal**, who [ ] is personally known to me or [ X ] produced US Passport as identification [check appropriate box].



(NOTARIAL SEAL)

[Signature]  
Notary Public - State of Florida

Printed Name: Rebecca Navarro

My Commission Expires: 4-12-26