

INSTR # 2023124919
BK 12707 Pg 2191 PG(s)1
05/30/2023 12:15:27 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 10.00
DEED DOC 0.70

(WITHOUT TITLE EXAMINATION)

THIS INSTRUMENT PREPARED BY:

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(407) 850-2500
Parcel Identification # 28-27-14-933556-000920

ENHANCED LIFE ESTATE DEED

THIS INDENTURE made this May 25, 2023, by MICHELE R. SILVA, a married woman, joined by her husband, MOHAMED HABIBULLAH, whose address is 795 Via Como St., Poinciana, FL 34759, Grantor*, to MICHELE R. SILVA, a married woman, for a life estate, and the remainder to MOHAMED HABIBULLAH, a married man, whose collective address is 795 Via Como St., Poinciana, FL 34759, Grantee*, subject to the reservations contained herein.

WITNESSETH that said Grantor, for and in consideration of the sum of --- TEN DOLLARS (\$10.00) and other good and valuable consideration 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 successors and assigns forever, the following described land, situate, lying, and being in Polk County, Florida, to-wit:

Lot 92 of SOLIVITA PHASE 5C, according to the Plat thereof as recorded in Plat Book 187, Page(s) 26-30, of the Public Records of Polk County, Florida.

Grantor reserves unto herself for and during her lifetime, without liability for waste, the exclusive 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, without the joinder or consent of the Grantee. Grantor further reserves unto herself, the right to cancel this deed by further conveyance which may destroy any and all rights which 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 has not been previously disposed of prior to death, all right and title to the property remaining shall fully vest in Grantee.

SUBJECT to easements, restrictions, reservations, and limitations of record, if any; taxes and assessments for the current year and subsequent years, and encumbrances of record.

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

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

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:

Sign: *Ana Rivas*

Print: Ana Rivas

Sign: *Diane Miller*

Print: Diane Miller

Michele R. Silva
MICHELE R. SILVA

Mohamed Habibullah
MOHAMED HABIBULLAH

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared MICHELE R. SILVA and MOHAMED HABIBULLAH (by means of physical presence OR online notarization), to me known to be the persons described or who produced FL DL & NY DL as proper photographic identification and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this May 25, 2023.

Diane L Miller
Notary Public

(NOTARIAL SEAL)

