

This Instrument Prepared By:

G. MICHAEL MACKENZIE, of
G. Michael Mackenzie, P.A.
2032 Bayshore Blvd.
Dunedin, FL 34698

**SPECIAL WARRANTY DEED
WITH ENHANCED LIFE ESTATE**

THIS INDENTURE made this 17th day of September, 2024 between **EDWARD S. ENO**, single, whose street address is: 3025 Bonaventure Circle, Apt. 103, Palm Harbor, Florida 34684, the "Grantor" and **EDWARD S. ENO**, single, whose street address is: 3025 Bonaventure Circle, Apt. 103, Palm Harbor, Florida 34684, for as long as he is living, the "Life Estate Grantee", and the following named "Remainder Grantee": **LINDA D. JONES**.
(Whenever used herein, the terms "Grantors" and "Grantees" include all of the parties to this instrument, and the heirs, legal representatives, successors and assigns where applicable and permitted.)

CONVEYANCE OF REAL PROPERTY: The Grantor, for and in consideration of estate planning purposes, and no other consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Life Estate Grantee, for and during the term of the Life Estate Grantee's life, without any liability for waste, and with full power and authority in said Life Estate Grantee, to sell, convey, mortgage, lease or otherwise manage, encumber and dispose of the property described herein, in fee simple, including the power to divest the Remainder Grantee, with or without consideration, without the joinder of the Remainder Grantee, and with full power and authority to retain any and all proceeds generated thereby, without liability for claims or debts of the Remainder Grantee, and upon the death of the Life Estate Grantee, unto the Remainder Grantee, **LINDA D. JONES**, the following described land situate in Pinellas County, Florida:

UNIT 103, BUILDING "T", PHASE 1, BONAVENTURE CONDOMINIUM 1, a Condominium, in accordance with the Declaration of Condominium recorded in O.R. Book 6050, Page 854, and plat thereof recorded in Condominium Plat Book 86, Page 52, and any amendments thereto, Public Records of Pinellas County, Florida, along with an undivided share in the common elements appurtenant thereto.

Subject property is and will remain the homestead of the grantor.

Subject to easements, restrictions and reservations of record.

This deed prepared without a title search.

Street Address: 3025 Bonaventure Circle, Apt. 103, Palm Harbor, Florida 34684
Property Appraiser's Parcel #: 08-28-16-10135-001-1030

AND the Grantor does hereby covenant with said Grantees that he is the lawful owner of said property; that he has good right and lawful authority to transfer and assign the same, and that he warrants the title to the estate for any acts of Grantor and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

(Witnesses)

Susan S. Littlejohn
SUSAN S. LITTLEJOHN
(Print Name)

1715 Higginsville Dr
Clearwater, FL 33755
(Address)

L. Moore Smith
L. MOORE SMITH
(Print Name)

602 Fayette Dr E
Safety Harbor, FL 34695
(Address)

Edward S. Eno
EDWARD S. ENO

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence of online notarization, this 17th day of September, 2024 by **EDWARD S. ENO**, who has produced a Florida drivers license as identification.

(Seal)

Susan S. Littlejohn
NOTARY PUBLIC, State of FLORIDA
My commission expires:

