

**Prepared by and when recorded return to:**

Michael T. Dandurand, Esquire  
SLAYMAKER AND NELSON, P.A.  
2218 Highway 44 West  
Inverness, Florida 34453-3860

**Property Appraiser's Parcel Identification**  
No. 18E20S130010 01220 0260

(Space above this line reserved for recording office use only)

**QUITCLAIM DEED RESERVING ENHANCED LIFE ESTATE**

THIS QUITCLAIM DEED RESERVING ENHANCED LIFE ESTATE executed November 15, 2023, by first party, Grantors VICTOR M. ROMAN and CONCEPCION ROMAN, husband and wife (hereinafter referred to as "Grantors"), whose post-office address is 6 Redbay Court West, Homosassa, Citrus County, Florida 34446, and VICTOR M. ROMAN and CONCEPCION ROMAN, husband and wife (hereinafter referred to as "Life Tenants"), whose post-office address is 6 Redbay Court West, Homosassa, Citrus County, Florida 34446, who shall have a life estate for so long as both of them may live, without any liability for waste, and with full power and authority in Life Tenants to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remaindermen named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the last to die of the Life Tenants, title shall immediately vest in second party, Grantees who shall own the Subject Property in equal shares as tenants in common:

1<sup>st</sup> Grantee: ADAM RAMON ROMAN  
Address: c/o 6 Redbay Court West, Homosassa, Florida 34446

2<sup>nd</sup> Grantee: JENNIFER CLARA ROMAN  
Address: c/o 6 Redbay Court West, Homosassa, Florida 34446

Witnesseth, that the said first party, for the sum of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, subject to the life estate reserved to the Life Tenants, and subject to the powers reserved to the first party to change the remaindermen in that certain Quit-Claim Deed (with enhanced life estate reserved in Grantor) recorded at O.R. Book 3300, Page 270, in the Public Records of Citrus County, Florida, the following described property:

Lot 26, Block B-122 of CYPRESS VILLAGE, SUGARMILL WOODS, according to the Plat thereof as recorded in Plat Book 9, Page(s) 86-150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the Public Records of CITRUS County, Florida.; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY GRANTOR.  
THE TITLE TO THIS PROPERTY HAS NOT BEEN SEARCHED AND IS NEITHER  
GUARANTEED NOR INSURED.


**TO HAVE AND TO HOLD**, the Subject Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

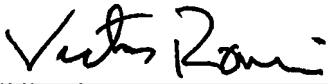
The conveyance made hereby is made by Grantors and accepted by Grantees subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Citrus County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.


Life Tenants shall have the full power and authority, without the joinder or consent of the Grantees or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantees by a further conveyance, which may eliminate any and all rights that the Grantees may possess under this deed, including a conveyance back to Grantors, at which time Grantors may designate one or more different Grantees. The Grantees shall have no right, power, or authority to assign, transfer, encumber, or otherwise dispose of the Subject Property or any part thereof until the death of both Life Tenants. No interest in the Subject Property shall be subject in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the Grantees.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed Reserving Enhanced Life Estate on the day and year first above written.

**Signed, Sealed and Delivered  
in presence of**

  
\_\_\_\_\_  
Michael T. Dandurand  
6237 South Suncoast Boulevard  
Homosassa, Florida 34446

  
\_\_\_\_\_  
VICTOR M. ROMAN

  
\_\_\_\_\_  
Michelé Meisner  
6237 South Suncoast Boulevard  
Homosassa, Florida 34446

  
\_\_\_\_\_  
CONCEPCION ROMAN

