

**PREPARED BY & RETURN TO:**

Monique Lavender Greenberg, Esq.  
Lavender Greenberg PLLC  
2525 Ponce de Leon Boulevard, Suite 300  
Coral Gables, Florida 33134  
(786) 832-4694

NOTE TO RECORDER: This deed is exempt from other than nominal documentary stamp tax, pursuant to Rule 12B-4.013(28)(a) and (i), F.A.C.

Parcel ID No.: 20E19S290010 03240 0310

**ENHANCED LIFE ESTATE DEED**

This deed, made this May 13, 2024, by **Anthony Blanco and Graciela Blanco, husband and wife, whose current address is 1027 Andalusia Avenue, Coral Gables, Florida 33134, and Ricardo R. Quintela and Julia G. Quintela, husband and wife, whose address is 2781 SW 12 Street, Miami, FL 33135**, hereinafter collectively called the Grantors, hereby severs the existing joint tenancy with rights of survivorship, and:

**With respect to the 50% owned by Anthony Blanco and Graciela Blanco, husband and wife, conveys to**

**Anthony Blanco and Graciela Blanco, husband and wife, as tenants by the entirety, whose current address is 1027 Andalusia Avenue, Coral Gables, Florida 33134**, Grantees, for a life estate, without any liability for waste, and with full power and authority in said life tenants to sell, convey (including conveying to or away from Grantees), mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last of the life tenants, the remainder, if any, to the following grantee:

**Anthony Blanco and Graciela Blanco, Trustees, or their successors in interest, of the Anthony Blanco and Graciela Blanco Living Trust dated January 31, 2024, and any amendments thereto, whose address is 1027 Andalusia Avenue, Coral Gables, Florida 33134**, hereinafter called the Grantee Beneficiary; and

**With respect to the 50% owned by Ricardo R. Quintela and Julia G. Quintela, husband and wife, conveys to**

**Ricardo R. Quintela and Julia G. Quintela, husband and wife, as tenants by the entirety, whose current address is 2781 SW 12 Street, Miami, FL 33135**, Grantees, for a life estate, without any liability for waste, and with full power and authority in said life tenants to sell, convey (including conveying to or away from Grantees), mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last of the life tenants, the remainder, if any, to the following grantee:

**Anthony Blanco and Graciela Blanco, husband and wife, as tenants by the entirety, whose current address is 1027 Andalusia Avenue, Coral Gables, Florida 33134**, hereinafter called the Grantee Beneficiaries.

For good and valuable consideration paid by the Grantee Beneficiary of \$10.00, the receipt of which is hereby acknowledged, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantor's death, all that certain land situate in Citrus County, Florida, to wit:

Lot 31, Block 324, Inverness Highlands West, a Subdivision according to the Map or Plat thereof as recorded in Plat Book 5, Pages 19 to 33, Inclusive, Public Records of Citrus County, Florida.

Physical Address: 6001 East Daly Lane, Inverness, Florida 34452

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

TITLE NOT SEARCHED FOR CLEAR TITLE. GRANTEES RECEIVE NO GUARANTEE OF CLEAR TITLE BEYOND THAT PERSONALLY GUARANTEED BY GRANTORS.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.

IN WITNESS WHEREOF, Grantors have hereunto signed and sealed this deed on the 13 day of May, 2024.

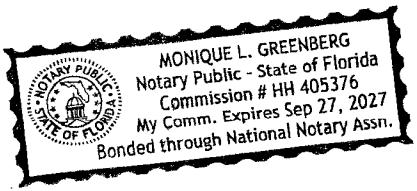
By: [Signature]  
Anthony Blanco, Grantor  
[Signature]  
Melida Crespo, Witness  
2525 Ponce de Leon Blvd #300  
Coral Gables, FL 33134

By: [Signature]  
Graciela Blanco, Grantor  
[Signature]  
Monique Greenberg, Witness  
837 Andalusia Ave  
Coral Gables, FL 33134

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the county aforesaid, to take acknowledgments, by means of  physical presence or [ ] online notarization, Anthony Blanco and Graciela Blanco, who are personally known to me OR produced \_\_\_\_\_ and \_\_\_\_\_, respectively as 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 13, 2024.

[Signature]  
NOTARY PUBLIC  
Printed Name: Monique Lavender Greenberg  
My Commission Expires: September 27, 2027



By: Ricardo R. Quintela  
Ricardo R. Quintela, Grantor

Melissa Crespo, Witness  
2525 Ponce de Leon Blvd #300  
Coral Gables, FL 33134

By: Julia G. Quintela  
Julia G. Quintela, Grantor

Monique Greenberg, Witness  
830 Andalusia Ave  
Coral Gables, FL 33134

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the county aforesaid, to take acknowledgments, by means of  physical presence or  online notarization, Ricardo R. Quintela and Julia G. Quintela, who are personally known to me OR produced FL DL and FL DL, respectively as 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 13, 2024.

Monique Greenberg  
NOTARY PUBLIC  
Printed Name: Monique Greenberg  
My Commission Expires 9/27/2027

