

**RECORD & RETURN TO:**

This instrument prepared by:  
The Law Offices of Odelia Goldberg, P.A.  
Odelia Goldberg, Esquire  
1270 SW 26<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33312

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PREPARED WITHOUT REVIEW OF TITLE

**WARRANTY DEED**

Ladybird Deed (a/k/a Enhanced Life Estate Deed)

**THIS WARRANTY DEED** executed this 16<sup>th</sup> day of September 2024 by **JOHN C. KUNZ, a married man joined by his spouse, TERESA HANNAH KUNZ**, whose post office address is 3530 W. Burgandy Drive, Citrus Springs, FL 34433, **FIRST PARTY / GRANTOR**, to

**JOHN C. KUNZ, a married man**, whose post office address is 3530 W. Burgandy Drive, Citrus Springs, FL 34433, for **A LIFE ESTATE** without any liability for waste, and with full power and authority in said life tenant to gift, 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, with full power and authority to divest 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 the **then-acting Trustee of the JOHN C. KUNZ TRUST AGREEMENT dated December 6, 2011**, and any amendments thereto, whose post office address is 3530 W. Burgandy Drive, Citrus Springs, FL 34433, **SECOND PARTY / GRANTEE**.

**WITNESSETH:** that said parties of the first part, for and in consideration of love and affection and other good and valuable consideration in hand paid by the said second parties, the receipt whereof is hereby acknowledged, does hereby remise, release and deed unto the said second parties forever, all the right, title, interest, claim and demand which the said first parties have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

Lot 11, Block 579, of Citrus Springs Unit 6, according to the plat thereof, as recorded in Plat Book 6, Page 15, of the Public Records of Citrus County, Florida.

**A/K/A: 3530 W. Burgandy Drive, Citrus Springs, FL 34433**  
**Parcel ID: 18E17S100060 05790 0110**

**SUBJECT TO** real estate taxes for the current year and subsequent years and all applicable conditions, reservations, covenants, limitations and assessments of record.

**THIS DEED IS WITHOUT CONSIDERATION AS THE PARTIES ARE RELATED.**

And said Grantor does hereby fully warrant the title to above-described land and will defend the same against the lawful claims of all persons whomsoever.

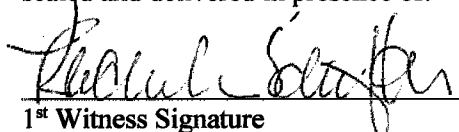
**NOTE 1:** The Grantor(s) of this document does hereby continue to retain the unqualified right to change the remainderman at any time and for any reason or for no reason. No joinder of the remainderman shall be required for any subsequent transfers until the death of the life tenant. Grantor(s) retain the right to deal with the property in any manner, including the effective revocation and/or changing of the remainderman or of the

remainder interest without any joinder of the remainderman being necessary. Grantor(s) need not consult with or obtain the signature(s) of any remainderman to deal with the property.

By executing or joining this deed, I, **TERESA HANNAH KUNZ**, intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or equity, to the only proper use, benefit and behalf of the said second parties forever.

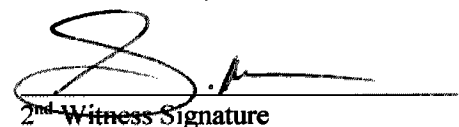
**IN WITNESS WHEREOF**, Grantor sets their hand and seal the day and year first-above written. Signed, sealed and delivered in presence of:

  
1<sup>st</sup> Witness Signature

Rachelle Schiffer  
1<sup>st</sup> Witness Printed Name  
1270 SW 26<sup>th</sup> Avenue  
Fort Lauderdale, FL 33312

 (Seal)  
JOHN C. KUNZ

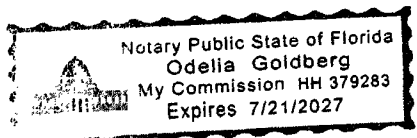
 (Seal)  
TERESA HANNAH KUNZ

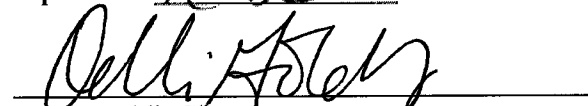
  
2<sup>nd</sup> Witness Signature

Shanesha March  
2<sup>nd</sup> Witness Printed Name  
1270 SW 26<sup>th</sup> Avenue  
Fort Lauderdale, FL 33312

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged and subscribed before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of September 2024 by **JOHN C. KUNZ**, who  is personally known to me or has produced FL DL as identification and **TERESA HANNAH KUNZ**, who  is personally known to me or has produced FL DL as identification.



  
Notary Public Signature  
Print Name: Odella Goldberg  
Commission #: HH 379283  
My commission expires: July 21, 2027