

Prepared by:

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Naperville, Illinois 60563

When recorded return to:

Kabbe Law Group, LLC
2323 Naperville Road, Suite 210
Naperville, Illinois 60563

No Title Search Performed, No Title Opinion Rendered (Space above this line reserved for recording office use only)

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 7th day of November, 2024, between Paul C. Moore and Brenda K. Moore, as husband and wife (hereinafter "Grantors"), having a mailing address of 511 Quail Drive, Naperville, Illinois 60565, and reserving for themselves a life estate as tenants by the entirety, without any liability for waste, and with unrestricted power and authority in the life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple with or without joinder of the remainderman, and with unrestricted power and authority to retain any and all proceeds generated thereby, and effective on the death of the last life tenant, the remainder, if any, to Paul C. Moore and Brenda K. Moore, Trustees of the Paul and Brenda Moore Declaration of Trust dated October 29, 2018, (hereinafter "Grantee Beneficiary") whose post office address is 511 Quail Drive, Naperville, Illinois 60565;

WITNESSETH, that Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee Beneficiary, the receipt whereof is hereby acknowledged, does, upon the death of the last life tenant, remise, release, and convey unto Grantee Beneficiary, its successors and assigns forever, all the estate, right, title, lien, equity, interest, claim, and demand that Grantor has in and to the following described parcel of land located in the Citrus County, State of Florida, to wit:

LOT 2, BLOCK C, BRENTWOOD TOWNHOMES PHASE III, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES
124 AND 125, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property Address: 1595 W. Sweet Oaks Court, Lecanto, Florida 34461

Property Appraiser's Parcel No.: 18E18S230110 000C0 0020

SUBJECT TO: Conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property, if any; but this provision shall not operate to re-impose the same.

The purpose of this conveyance is to create a life estate in Grantor as tenants by the entirety, with the remainder in the Revocable Living Trust of the Grantor for estate-planning purposes.

There is no new consideration for this deed.

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of Grantee Beneficiary, and Grantee Beneficiary's successors and assigns, forever.

IN WITNESS WHEREOF the Grantors, aforesaid Paul C. Moore and Brenda K. Moore, hereunto set their hands this 7th day of November, 2024.

Paul C. Moore
Paul C. Moore
511 Quail Drive
Naperville, Illinois, 60565

Brenda K. Moore
Brenda K. Moore
511 Quail Drive
Naperville, Illinois, 60565

Signed, sealed and delivered in our presence:

Wendie L. Roy
Witness Signature

[Signature]
Witness Signature

Wendie L. Roy
Printed Name

Margaret Marjorie
Printed Name

2303 Naperville Rd
Naperville, IL 60565
Witness Address

2303 Naperville Rd
Naperville, IL 60565
Witness Address

STATE OF ILLINOIS
COUNTY OF DUPAGE

THE FOREGOING INSTRUMENT was acknowledged before me this 7th day of November, 2024, by Paul C. Moore and Brenda K. Moore, Wendie L. Roy and Margaret Marjorie, who are personally known to me to be the same persons whose names are inscribed to said instrument.

Notary Public Signature: [Signature]
Printed Name: Jeffrey Kabbe

