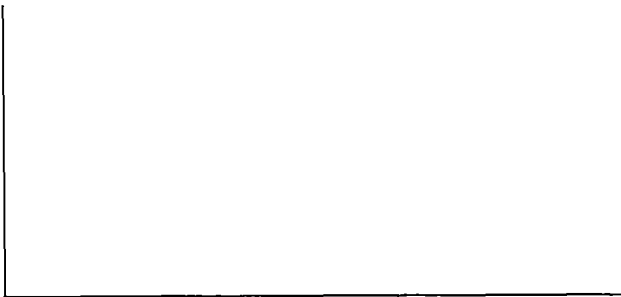


Prepared by and when recorded return to:

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 April 9, 2025, 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:

- 1st Grantee: ADAM RAMON ROMAN
Address: c/o 6 Redbay Court West, Homosassa, Florida 34446
- 2nd Grantee: JENNIFER CLARA ROMAN
Address: c/o 6 Redbay Court West, Homosassa, Florida 34446
- 3rd Grantee: Victor Jesus 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.

