

Attorneys:  
Carlos A. Martin, Esq.

Contact:  
Ph: 407-796-2939  
Fax: 407-930-9449



Orlando Office:  
8236 Lee Vista Blvd.  
Suite. D  
Orlando, FL 32829

Apopka Office:  
628 N. Bear Lake Road  
Apopka, FL 32703

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## NOTICE REGARDING ENHANCED LIFE ESTATE DEED

An Enhanced Life Estate Deed (sometimes called a “Lady Bird Deed”) is an important legal document. By signing an Enhanced Life Estate Deed, you (the Grantor) are transferring your real property to your chosen beneficiary (the Remainderman), while reserving certain rights for yourself during your lifetime.

With this type of deed, you retain full ownership and control over the property during your lifetime. You may sell, mortgage, lease, or otherwise dispose of the property without the consent of the Remainderman, and you also retain the right to revoke or change the deed at any time during your life.

Upon your death, the property passes automatically to the Remainderman named in the deed, without the need for probate. This can reduce legal costs, avoid delays, and simplify the transfer of property. Because you retain control and the power to revoke the deed, the transfer is not considered a completed gift during your lifetime.

In Florida, Enhanced Life Estate Deeds are sometimes used as part of Medicaid planning because they allow you to keep control during life while ensuring the property transfers outside probate at death. You should consult with an elder law attorney for detailed planning advice.

Although the deed reserves your full rights during lifetime, some lenders or title companies may require review or consent before refinancing or issuing title insurance. The deed only applies to the specific property described in it, and unlike a trust, it does not provide management of your assets in case of incapacity.

Please read the Enhanced Life Estate Deed carefully before signing. When effective, it reserves your rights during your lifetime while directing the transfer of your property to your chosen beneficiary upon your death.

By signing below, you acknowledge that you have read the foregoing notice.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name