

This Deed was prepared by:

Attn: _____

When recorded, return to:

Attn: _____

Tax Parcel Number/Assessor Parcel Number:

LADY BIRD DEED
(ENHANCED LIFE ESTATE DEED)

For the consideration of
 Ten Dollars (\$10.00)
 _____ (\$____) and other valuable considerations, the receipt and
sufficiency of which are hereby acknowledged,
_____, with an address of
_____ (“Grantor”) hereby grants
and conveys, without warranty, to _____,
with an address of _____
 (“Beneficiary”), effective upon the death of Grantor and not sooner, the following
property, situated in _____ County, _____, together
with all rights and privileges appurtenant thereto, and all improvements thereon:

See Exhibit A attached hereto and incorporated herein by this reference

SUBJECT TO: a life estate in favor of Grantor, and further subject to current
taxes and other assessments, reservations in patents and all easements, rights-of-way,
encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may
appear of record, and all matters which an accurate survey of the property or a physical
inspection of the property would disclose.



The intention of this Lady Bird Deed (Enhanced Life Estate Deed) is to allow the Property to convey to Beneficiary subject to a life estate in favor of Grantor, without the need for the Property to be placed into probate proceedings of any form. Notwithstanding anything herein to the contrary, Grantor shall and does hereby reserve unto himself or herself (as the case may be), in Grantor's sole and absolute discretion, for any reason or no reason, the right to revoke this Deed in Grantor's sole and absolute discretion and without the need for providing any third party with notice of such revocation. Moreover, Grantor reserves unto himself or herself (as the case may be) the absolute right to sell, grant, convey, transfer, lease, mortgage, pledge, hypothecate, finance, refinance, encumber, improve, alter, renovate, demolish, and/or modify the Property, whether in whole or in part, in any fashion whatsoever, at any time prior to the death of Grantor, in Grantor's sole and absolute discretion, at no recourse to Grantor or to the estate of Grantor, and without the need for any notice to or consent of Beneficiary or any other remainder Beneficiaries.



Exhibit A

Tax Parcel Number: _____

