

Deed for future support of grantor.

[Add to ordinary deed:] It is agreed that as a part of the consideration of this deed grantee is to take care of, support, clothe, maintain and do whatever else may be necessary to make grantor reasonably comfortable during his [her] lifetime, and it is further agreed that the absolute title to the lands shall not pass to grantee until grantor's death, but grantee is to have possession and control of the lands during the lifetime of grantor, to cultivate, rent or lease the lands and to keep them under good repair, and the property's income or so much as may be necessary, is to be used in assisting grantee in taking care of, supporting, clothing, maintaining and keeping grantor reasonably comfortable during [his] her lifetime, and, at grantor's death, the absolute title to the lands shall pass to grantee, provided only that the conditions expressed are faithfully carried out. If grantee should neglect, fail or refuse to take care of, support, clothe, maintain or keep grantor reasonably comfortable, this deed shall become null and void, and the title to the lands shall revert back to grantor, on the conditions that grantor pay grantee a reasonable amount for taking care of, supporting, clothing, maintaining and making grantor reasonably comfortable. The amount of the reasonable value of his [her] services to be ascertained, with _____ percent interest less the net amount received by grantee as an income from the lands up to the time his [her] services ceased to be rendered. This deed shall be absolute to grantee and shall not be declared null and void for any other cause except that grantee shall fail or refuse to carry out the above conditions. Grantee, in consideration of this deed, is to pay the taxes on the lands from this date.