

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015044838 2 PG(S)
April 15, 2015 02:24:12 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

This instrument prepared by
and after recording return to:
Shelly R. Steiner
Steiner Law Offices, PLLC
9040 Town Center Parkway
Lakewood Ranch, Florida 34202

Doc Stamp-Deed: \$0.70



WARRENTY DEED
Enhanced Life Estate

The Grantors, Bruce M. Spence and Cheryl A. Spence, Husband and Wife, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grants and conveys to the Grantees, Zachary Oscar Spence and Sarah Elizabeth Martino, whose mailing addresses are 404 - 30 Discovery Ridge Close SW, Calgary, Alberta, Canada T3H 5X5 and 1 Morehouse Lane, Warwick, NY 10990, respectively, to hold as Tenants in Common, all of the Grantor's right, title and interest in and to certain property located in Sarasota County, Florida (the "Property"), but subject to the reservation of the Grantor's rights enumerated below. The Property is more particularly, described as follows:

Lot 14, DESOTO PINES UNIT 1, according to the plat thereof recorded in Plat Book 24, Pages 45, 45A, and 45B, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Number 0018-11-0011.

Subject to reservations, easements, and restrictions of record.

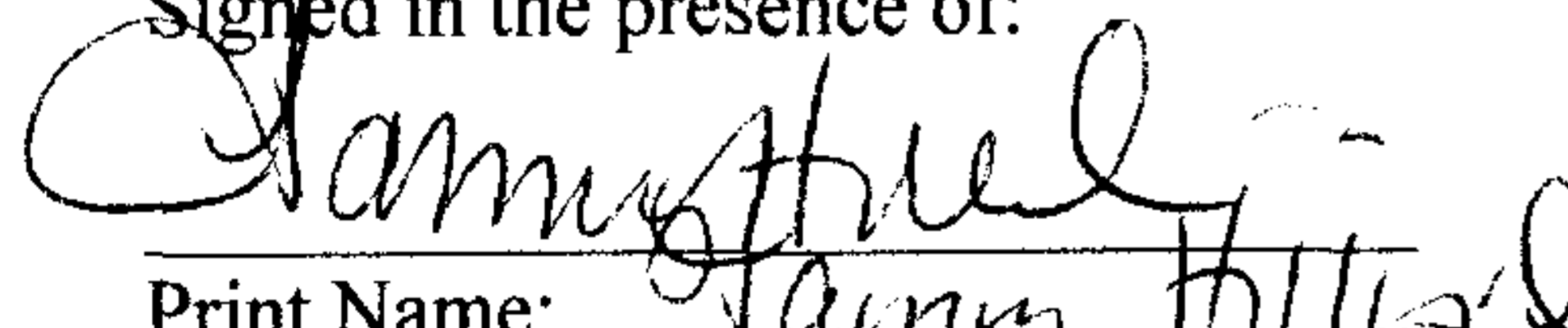
The Grantors reserve to themselves, as Life Tenants, an enhanced life estate during the Grantors' individual lifetimes in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to themselves the following rights, exercisable without the joinder of the remainder beneficiary and with or without consideration: to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenants in their sole discretion decides; to terminate the interest of the Grantees by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to themselves or to anyone else.

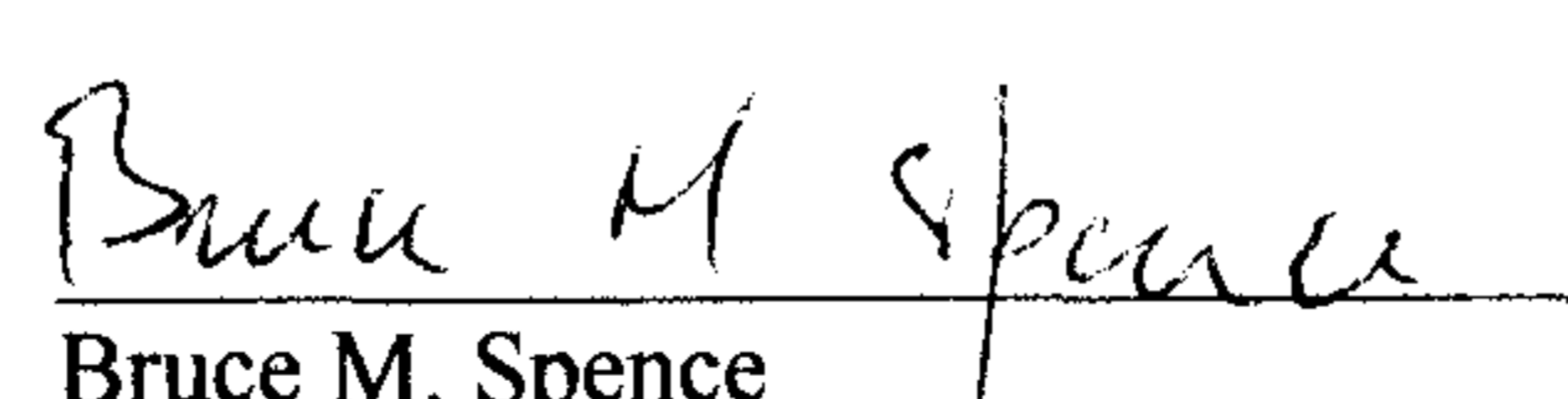
The Grantors warrant that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantors. The Grantors hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons.

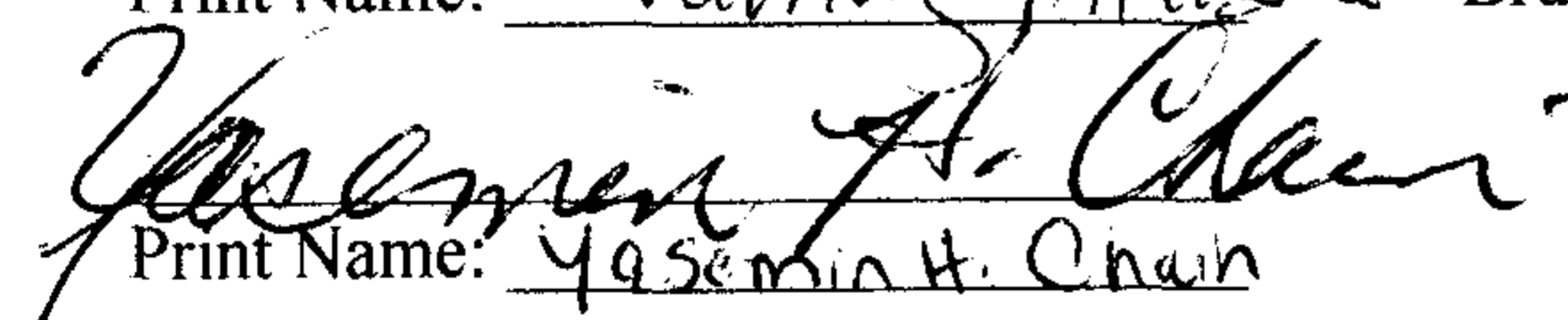
THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.

Signed on April 13, 2015.

Signed in the presence of:


Print Name: Sammy Hill


Print Name: Bruce M. Spence


Print Name: Yasmine H. Chari

Two witnesses as to
Bruce M. Spence

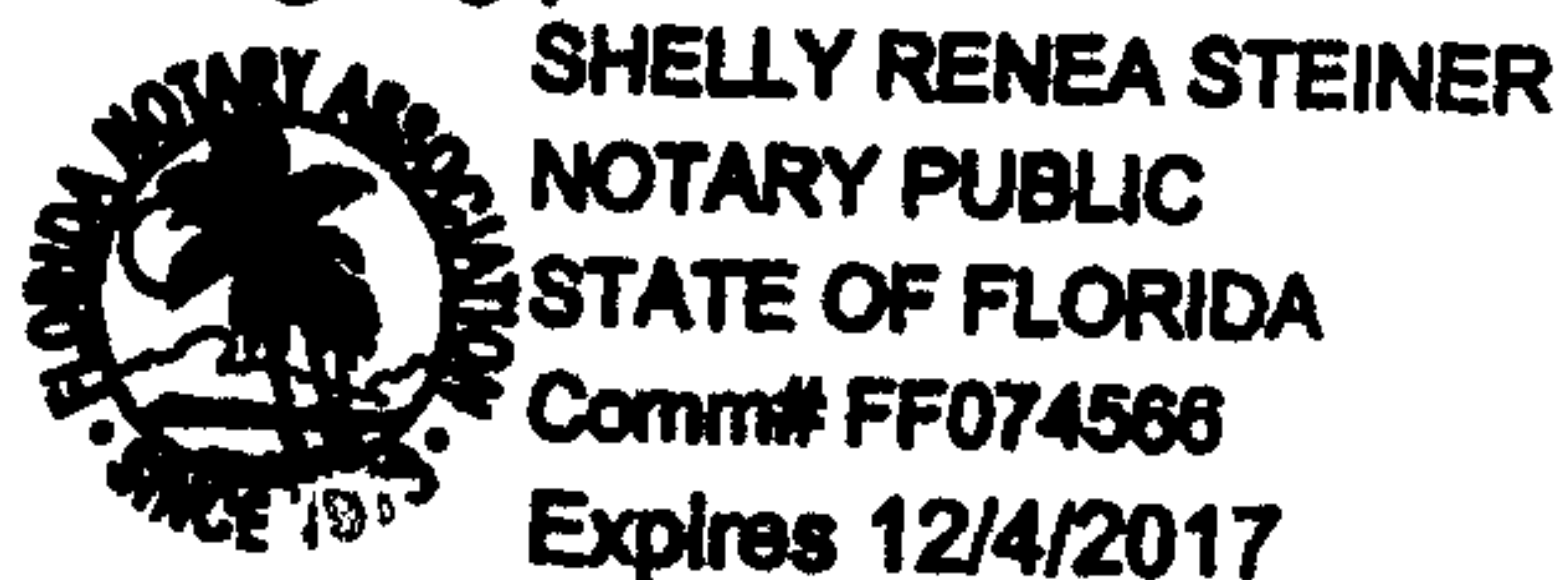
Tammy Hillier Cheryl A Spence
Print Name: Tammy Hillier Cheryl A. Spence

Masera H. Chan
Print Name: Masera H. Chan

Two witnesses as to
Cheryl A. Spence

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me on April 13, 2015, by Bruce M. Spence.



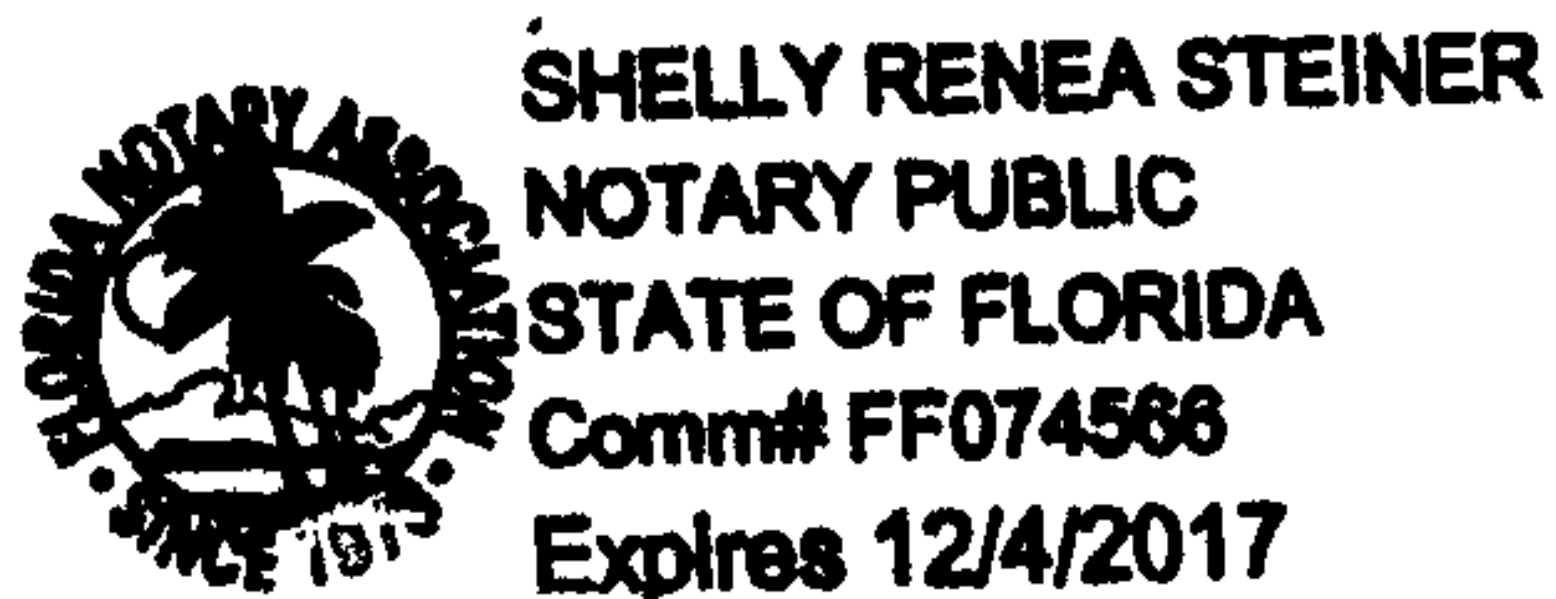
Personally Known NO
Produced Identification CANADIAN DL
Type of Identification CANADIAN DL

Shelly Renea Steiner

Notary Public--State of Florida
Print Notary Name: Shelly Renea Steiner
My Commission Number is: FF074566
My Commission Expires: 12/4/2017

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me on April 13, 2015, by Cheryl A. Spence.



Personally Known NO
Produced Identification CANADIAN DL
Type of Identification CANADIAN DL

Shelly Renea Steiner

Notary Public--State of Florida
Print Notary Name: Shelly Renea Steiner
My Commission Number is: FF074566
My Commission Expires: 12/4/2017