

PREPARED BY:/RETURN TO:  
Aaron J. Backo, Attorney at Law  
MELLOR & BACKO LLP  
13801-D Tamiami Trail  
North Port, Florida 34287  
Telephone (941) 426-1193  
Recording Fee \$ 18.50  
Doc. Stamp Tax \$ .70  
File No. 260148

3/31/2026 1:40 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3473842

Doc Stamp-Deed: \$0.70

**FLORIDA ENHANCED LIFE ESTATE DEED**  
(Reserving Life Estate)

THIS INDENTURE, made on this 30<sup>th</sup> day of March 2026, between **Wilma S. LaPerriere**, an unremarried widow, Grantor, whose post office address is 3350 Nadasky Ave, North Port, FL 34288, and **Joshua S. LaPerriere**, a single man, Grantee, whose post office address is 3350 Nadasky Avenue, North Port, Florida 34288.

WITNESSETH, That said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby quitclaims and releases to Grantee, and Grantee's heirs and assigns forever, any and all interests the Grantor has in the following described land, situate, lying, and being in **Sarasota County, Florida**, more particularly described as follows:

**Lot 25, Block 1584, 32nd Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 15, Pages 16, 16A through 16L, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 1138158425**

**Subject to restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.**

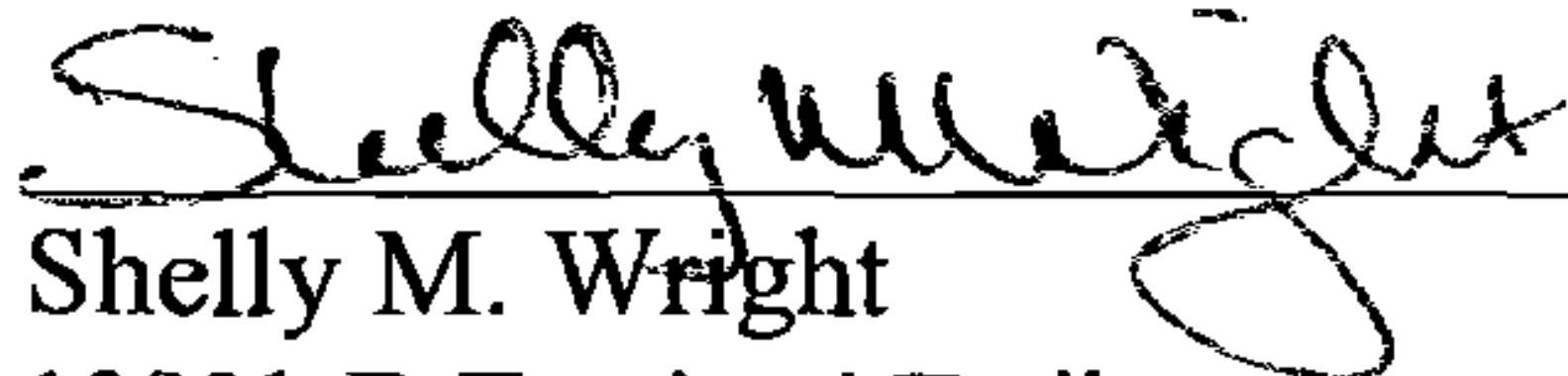
**THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.**


**THIS conveyance is subject to the Grantor's reservation of a LIFE ESTATE to Grantor, as an unremarried widow, for her lifetime, coupled with an unrestricted power in the Grantor to convey during the Grantor's lifetime which includes the power to sell, gift, mortgage, lease, and otherwise dispose of the property, and to retain the proceeds from the conveyance. It is the intention of the Grantor to create an Enhanced Life Estate reserving and preserving to the Grantor a life estate for the term of the Grantor's life without any liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise encumber the described property. The Grantor also reserves the right to cancel this conveyance and re-convey the property described, or otherwise manage and dispose of the property described during her lifetime, in whole or in part, in fee simple or otherwise, with or without consideration, without joinder of Grantee or any other persons, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of the Grantee or any other person. Upon the death of the Life Tenant/Grantor, the remainder, if any, will then belong to the Grantee in fee simple.**


No warranties, including without limitation warranties as to right of possession, quality of title, absence of encumbrances or right to convey are given by the Grantor executing this instrument.

IN WITNESS WHEREOF, Grantor has signed this instrument as set forth below.

SIGNED, SEALED, AND DELIVERED  
IN OUR PRESENCE:

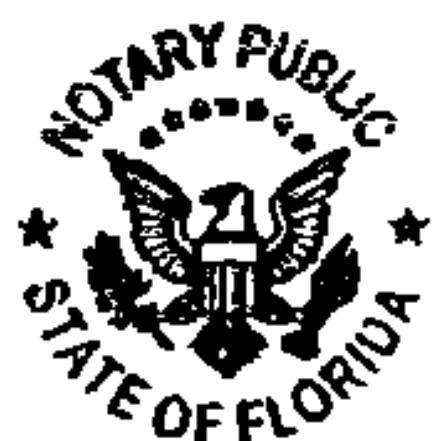
  
\_\_\_\_\_  
Shelly M. Wright  
13801-D Tamiami Trail  
North Port, FL 34287

Sign   
\_\_\_\_\_  
Wilma S. LaPerriere

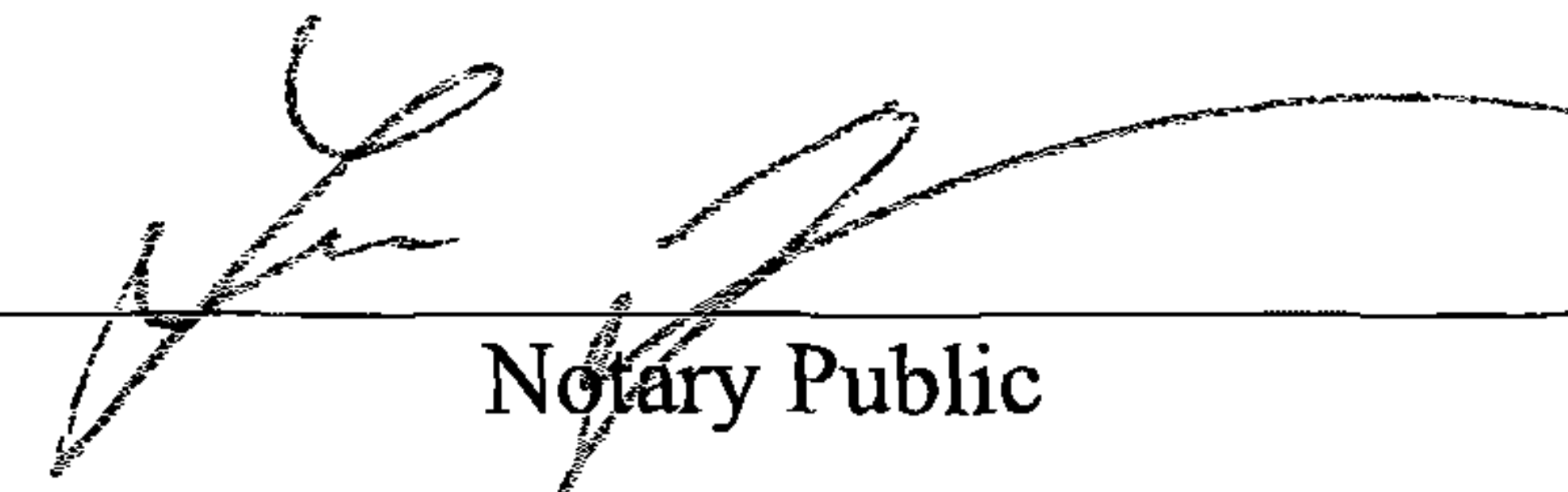
  
\_\_\_\_\_  
Leanna M. Griffith  
13801-D Tamiami Trail  
North Port, FL 34287

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me, a Notary Public, by means of  physical presence or  online notarization, the foregoing instrument was acknowledged this 30<sup>th</sup> day of March 2026, by **Wilma S. LaPerriere**, who has produced a Florida Driver License as identification.



LEANNA M. GRIFFITH  
Commission # HH 387497  
Expires April 17, 2027

  
\_\_\_\_\_  
Notary Public